

Day 1 Introduction
 Zoning
 Alternative Development Patterns
 Procedures

City of San Antonio, Texas

UNIFIED DEVELOPMENT CODE TRAINING

SEPTEMBER 28, 2009

Agenda

Monday

- Introduction
- Zoning
- Alternative Development Patterns
- Procedures

Tuesday

- Standards
- Enforcement
- Grandfathering
- Where to Get More Information

Introduction

Introduction

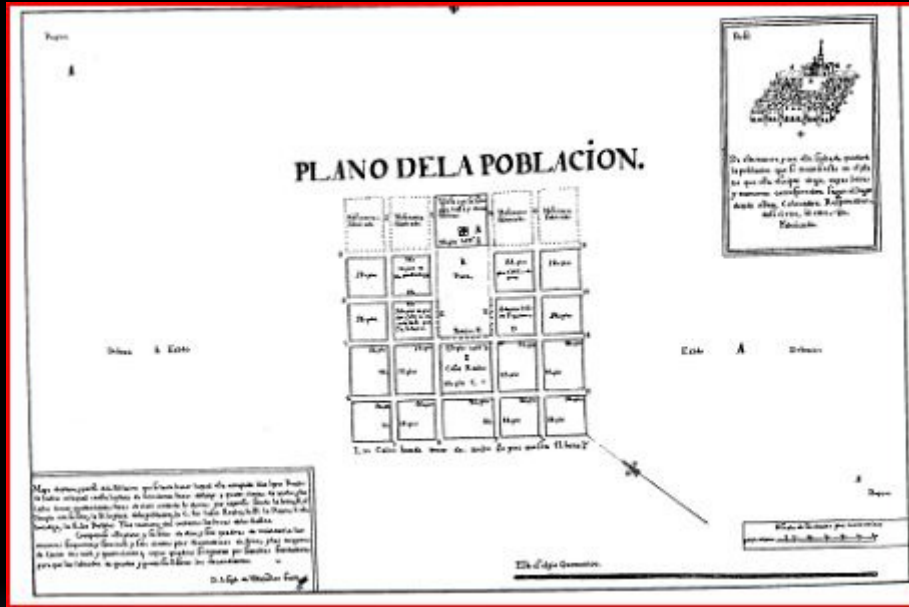
- Unified development code (UDC)
- Reading, understanding and using UDC
- Audience:
 - City staff
 - Builders/developers
 - Consulting engineers/architects
 - Small business owners
 - Neighborhoods

What is a Code?

- Law
- Substantive rules
- Procedural rules
- Mediation
- Dictionary
- Bridge
- Enabler



Introduction - History



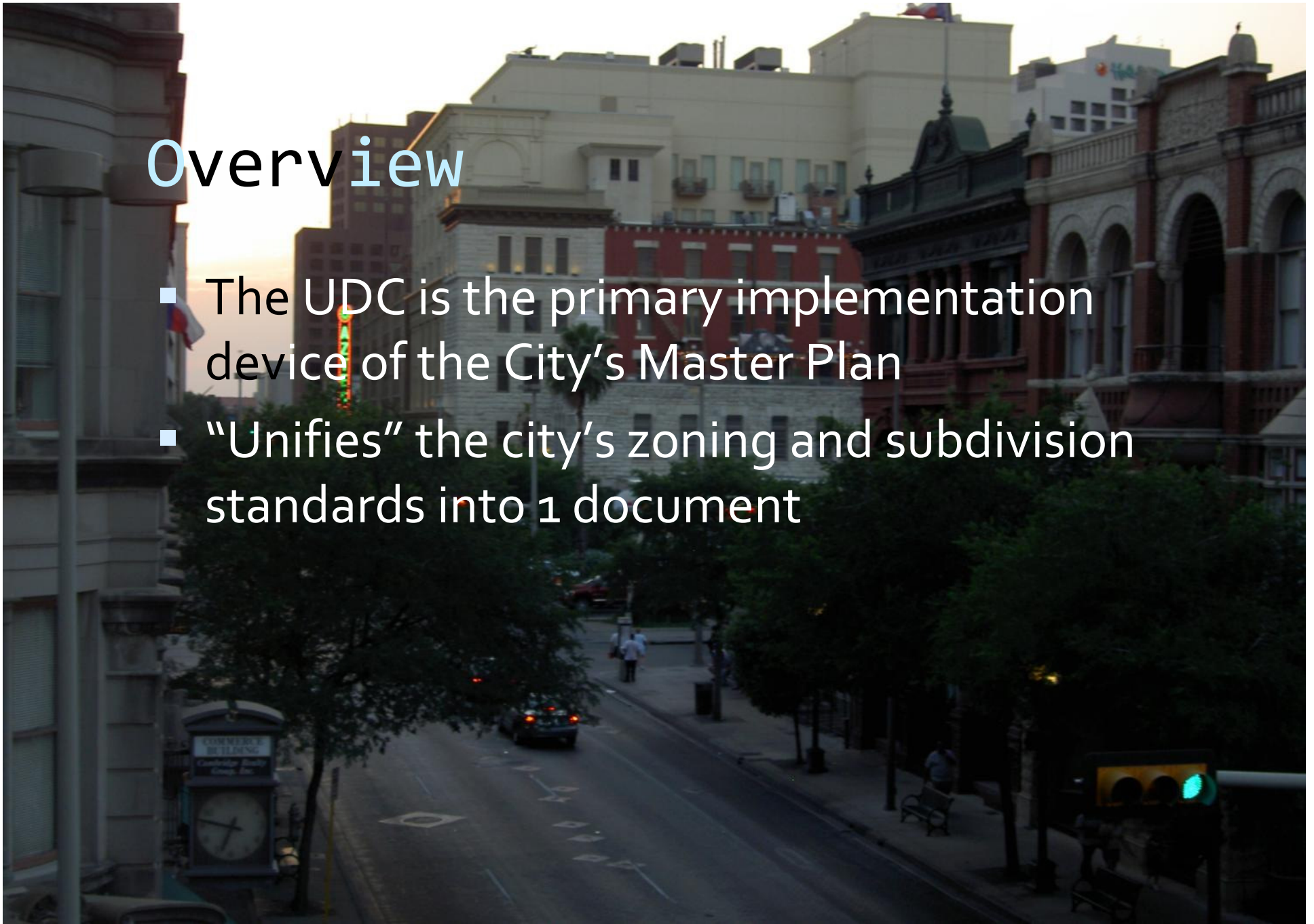
UDC adopted May 3, 2001

Introduction - History

- New developments -
 - Zoning conversion
 - RIO districts
 - Incentive scorecard
 - Tree preservation amendments
 - Flex districts
 - Park dedication revisions
 - Vested rights amendments
 - Art & Entertainment districts
 - Military Lighting Overlay
 - Rough Proportionality ordinance

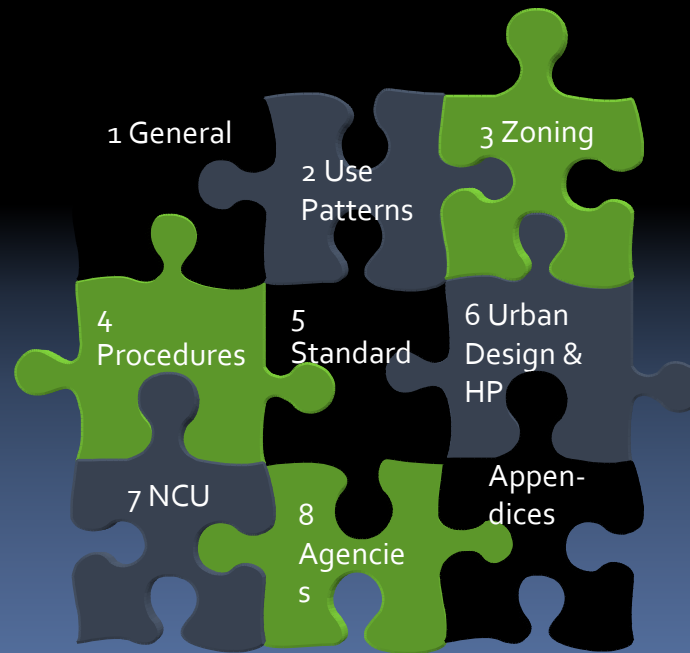
Overview

- The UDC is the primary implementation device of the City's Master Plan
- "Unifies" the city's zoning and subdivision standards into 1 document



Overview

- UDC governs use and development of property within city
 - Incorporated
 - ETJ



Concepts (before 2001)

- ETJ
- Master plan
- Letters of certification
- Development plat
- Floodplain permit
- Variance
- Appeal
- Landscape plan
- Traffic impact analysis
- Minimum parking

Concepts (post-2001)

- Completeness review
- Parks / open space
- Best management practices (SWM)
- Connectivity ratio
- Buffers
- Streetscape planting
- Maximum parking

Concepts (Revised)

- Specific use permit (“CC” approval)
- Conditional rezoning (“special use permit”)
- Master development plan (POADP)
- Base zones (see appendix D)
- Neighborhood protection districts (formerly R-8 and above)
- Development reserve (temporary R-1)

Introduction – Finding the UDC

- Online
- Hard copy

Introduction – Online UDC



Introduction – Online UDC



San Antonio, Texas Publications

The following publications for **San Antonio, Texas** are available for **free** online viewing:

[San Antonio Code of Ordinances](#)

[San Antonio Unified Development Code](#)

Introduction – Online UDC

Purchase A Code | Online Library Help

M
C

Advanced Search | Boolean Search

San Antonio, Texas

- UNIFIED DEVELOPMENT CODE City of SAN ANTONIO, TEXAS
 - Preliminaries
 - Preliminaries
 - JANUARY 1, 2006 UNIFIED DEVELOPMENT CODE CITY OF SAN ANTONIO, TEXAS
 - ARTICLE I PURPOSE AND SCOPE
 - ARTICLE II USE PATTERNS
 - ARTICLE III ZONING
 - ARTICLE IV PROCEDURES
 - ARTICLE V DEVELOPMENT STANDARDS
 - ARTICLE VI HISTORIC PRESERVATION AND URBAN DESIGN
 - ARTICLE VII VESTED RIGHTS AND NONCONFORMING USES
 - ARTICLE VIII ADMINISTRATIVE AGENCIES
 - APPENDIX A DEFINITIONS AND RULES OF INTERPRETATION
 - APPENDIX B APPLICATION SUBMITTAL
 - APPENDIX C FEE SCHEDULE
 - APPENDIX D ZONING DISTRICT CONVERSION MATRIX
 - Appendix E: San Antonio Recommended Plant List-All
 - APPENDIX F FLOODPLAINS - AREAS OF SPECIAL FLOOD HAZARD
 - DISPOSITION TABLE
 - TABLE OF SECTIONS AFFECTED

UNIFIED DEVELOPMENT CODE
City of
SAN ANTONIO, TEXAS

Codified through
Ord. No. 2009-01-15-0001, enacted Jan. 15, 2009.
(Supplement No. 7)

Preliminaries

CODE OF ORDINANCES
CITY OF
SAN ANTONIO, TEXAS
CHAPTER 35
Unified Development Code

Published by Order of the City Council

Published by Municipal Code Corporation
Tallahassee, Florida 2006

PREFACE

This volume constitutes Chapter 35 (Unified Land Development Code) of the Code of Ordinances of the City of San Antonio, Texas.

This publication is up to date as indicated by the banner above. No additional ordinances have been submitted for interim display via our NOW service (New Ordinances On the Web). For more information about this service, please visit:
<http://www.municode.com/services/now.asp>

Done One active download (Unknown time remaining)

Introduction – Scope of UDC

- What do I have to do?
- Where can I do it?
- How much of it can I do?
- How is it designed?
- What do I do to get permission to do it?
- What information do I have to provide?

Outline

Articles

- I Purpose / Scope
- II Use Patterns
- III Zoning
- IV Procedures
- V Development Standards
- VI Historic Preservation /
Urban Design
- VII Vested Rights /
Nonconforming Use
- VIII Administrative Agencies

Appendices

- A Definitions
- B Application Submittal
- C Fee Schedule
- D Zoning District Conversion
Matrix
- E Plant List
- F Floodplains

Zoning

Types of Districts

- Base
- Special
- Overlay
- Flex
- Conditional Zoning
- Specific Use Authorization

Zoning – Official Zoning Map

The screenshot shows the official website of the City of San Antonio, Planning & Development Services Department. The browser is Mozilla Firefox, and the URL is <http://www.sanantonio.gov/dsd/?res=1440&ver=true>. The website features a green header with the text "Official Website of the City of San Antonio". Below the header is a navigation bar with links: Home, About PDSD, Business, Online Services, and Resources. The Resources menu is open, showing a list of links: Code Interpretations, Current Codes, Documents Online, Dynamic Portal, External Links, Fee Schedule, Forms, Information Bulletins, Learning Center, Licensing, Mapping Application (highlighted with a red circle), Plans Review, Public Reports, and Unified Dev Code. On the left side, there is a "CONTACT US" section with contact information for the Main Office and a list of services. In the center, there is a banner for "Garage Sale Permit" and "License Contractor Search" with the text "We offer an array of online services for your convenience".

Planning & Development Services Department - Mozilla Firefox

File Edit View History Bookmarks Tools Help

http://www.sanantonio.gov/dsd/?res=1440&ver=true

Most Visited Getting Started Latest Headlines

Planning & Development Services D...

Official Website of the City of San Antonio

Home About PDSD Business Online Services Resources

CONTACT US

Main Office
1901 S Alamo
San Antonio Tx 78204
Tel: (210) 207-1111
[Office Hours](#)
[Staff Telephone/Email](#)
[Need Directions?](#)
[About PDSD](#)

Services
[Director's Office](#)
[Divisions](#)

Affiliated City Departments

Welcome Commercial Homeowners Sm B

Garage Sale Permit
License Contractor Search

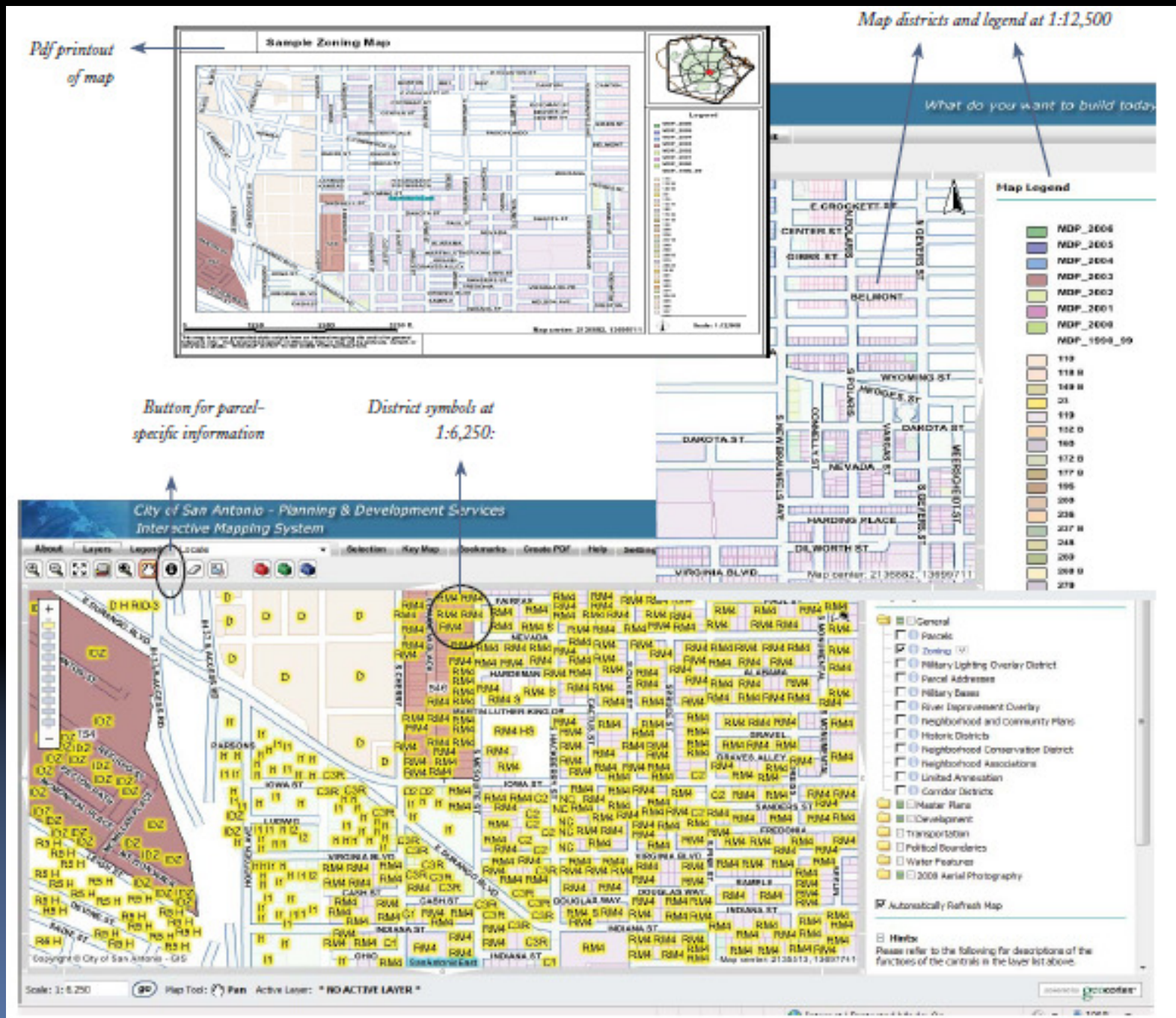
"We offer an array of online services for your convenience"

Escrow Balance Schedule Inspection Application

Code Interpretations
Current Codes
Documents Online
Dynamic Portal
External Links
Fee Schedule
Forms
Information Bulletins
Learning Center
Licensing
Mapping Application
Plans Review
Public Reports
Unified Dev Code

Zoning

Official Zoning Map



Zoning

Zoning – Types of Uses

- Permitted ("P")
- Specific ("S")
- Prohibited (" ")
- Not allowed (NA)

Zoning – Use Matrices

TABLE 311-2 NONRESIDENTIAL USE MATRIX

	PERMITTED USE	O-1 & O-1.5	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	LBCS Function
Alcohol	Alcohol - Bar And/Or Tavern			S	S	S	P	P	P			P	2540
Alcohol	Alcohol - Nightclub						P	P	P				2540
Alcohol	Alcohol - Beverage Manufacture Or Brewery - Alcohol										P	NA	3110
Alcohol	Alcohol - Distillation, Storage									P	P	NA	3110
Alcohol	Alcohol - Microbrewery						P	P	P			S	
Alcohol	Alcohol - Beverage Retail Sales (Liquor Store)					P	P	P				P	2150
Alcohol	Alcohol - Wine Boutique					P	P	P	P			P	
Alcohol	Alcohol - Winery With Bottling						P		P				
Amusement	Animal Racetrack And/Or Rodeo Arena								S	S		S	5130
Amusement	Carnival And/Or Circus								S	S	S	NA	5300
Amusement	Carnival And/Or Circus - Event use (Specific time limit set by city council on individual case consideration)						S	S	S			S	5300
	Carnival And/Or Circus (Temporary For											NA	

Zoning

Permitted Uses

- Interpretation
 - Land-Based Classification Standards (LBCS)
 - <http://www.planning.org/lbcs/index.html>
 - North American Industry Classification System (NAICS)
 - <http://www.census.gov/epcd/www/naics.html>

Defining Uses

Land-Based Classification Standards

LBCS Function Dimension with Detail Descriptions

Function is one of five dimensions in land-based classifications. Each dimension is an attribute that takes the appropriate four-digit code. Only by using all five dimensions can one fully represent all land uses and describe their characteristics. See the other dimensions before applying LBCS.

Activity *An observable characteristic of land based on actual use.*
Activity refers to the actual use of land based on its observable characteristics. It describes what actually takes place in physical or observable terms (e.g., farming, shopping, manufacturing, vehicular movement, etc.). An office activity, for example, refers only to the physical activity on the premises, which could apply equally to a law firm, a nonprofit institution, a court house, a corporate office, or any other office use. Similarly, residential uses in single-family dwellings, multifamily structures, manufactured houses, or any other type of building, would all be classified as residential activity.

Function *The economic use or type of establishment using the land.*
Function refers to the economic function or type of establishment using the land. Every land use can be characterized by the type of establishment it serves. Land use terms, such as agricultural, commercial, industrial, retail, or service, are functions. The type of economic function served by the land use gets classified in this dimension; it is independent of actual activity on the land. Establishments can have a variety of activities on their premises, yet serve a single function. For example, two parcels are said to be in the same functional category if they serve the same establishment, even if one is an office building and the other is a factory.

Structure *Type of structure or building type on the land.*
Structure refers to the type of structure or building on the land. Land use terms embody a structural or building characteristic, which indicates the utility of the space (in a building) or land (when there is no building). Land use terms, such as single-family house, office building, warehouse, hospital building, or highway, also describe structural characteristics. Although many activities and functions are closely associated with certain structures, it is not always so. Many buildings are often adapted for uses other than its original use. For instance, a single-family residential structure may be used as an office.

Site *The overall physical site development character of the land.*
Site development character refers to the overall physical development character of the land. It describes "what is on the land" in general physical terms. For most land uses, it is simply expressed in terms of whether the site is developed or not. But not all sites without observable development can be treated as undeveloped. Land uses, such as parks and open spaces, which often have a complex mix of activities, functions, and structures on them, need categories independent of other dimensions. This dimension uses categories that describe the overall site development characteristics.

Ownership *Legal and quasi-legal ownership constraints of the land.*
Ownership refers to the relationship between the use and its land rights. Since the function of most land uses is either public or private and not both, distinguishing ownership characteristics seems obvious. However, relying solely on the functional character may obscure such uses as parks, public theaters, private stadiums, private prisons, and mixed public and private ownership. Moreover, easements and similar legal devices also limit or constrain land use activities and functions. This dimension allows classifying such ownership characteristics more accurately.

Function
Fourth Page of 14

Project
<http://www.planning.org/lbcs>

E-Mail: lbc@planning.org

13-Sep-1999

Function Code Function Description

2153	Specialty food store Specialty food stores primarily retail specialty food items, such as coffee and tea (i.e., packaged), confectionery products (i.e., packaged), nuts, spices, and gourmet foods.
2154	Fruit and vegetable store These establishments primarily retail fresh fruits and vegetables either as standalone business or part of a larger collection of shops, such as is common with farmers markets, bazaars, and roadside grocery stands.
2155	Beer, wine, and liquor store These establishments primarily retail packaged alcoholic beverages, such as ale, beer, wine, and liquor.
2160	Health and personal care This subcategory comprises of establishments that retail health and personal care merchandise from fixed point-of-sale locations. Some of these establishments may have specialized staff trained in dealing with the products, such as pharmacists, opticians, and other professionals that retail, advise, and fit the product for the customer. Establishments in this subcategory are further classified by the products they retail.
2161	Pharmacy or drug store Pharmacies and drug stores primarily retail prescription or nonprescription drugs and medicines.
2162	Cosmetic and beauty supplies Establishments in this category primarily retail cosmetics, perfumes, toiletries, and personal grooming products.
2163	Optical Optical establishments retail prescription or nonprescription eyeglasses and contact lenses. This category also includes establishments that provide customer fitting or lens grinding in addition to eyeglasses.
2200	Finance and Insurance Finance and insurance establishments engage in financial transactions that create, liquidate, or change ownership of financial assets. They also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. In many cases, it may not be always possible to differentiate some establishments between the subcategories; use this category instead.
2210	Bank, credit union, or savings institution These establishments primarily perform central banking functions (such as issuing currency, managing national money supply and international reserves, and acting as fiscal agent for the central government) and accept deposits (for share deposits) and lend funds from these deposits.

Chicago Planning Association, LBCS Project
<http://www.planning.org/lbcs>

E-Mail: lbc@planning.org

Zoning

TABLE 311-2 NONRESIDENTIAL USE MATRIX

	PERMITTED USE	O-1 & O-1.5	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	LBCS Function
Retail	Tamale - Preparation Retail (Less Than 2,000 Square Feet In "C-1" And "C-2")			S	S	P	P	P	P			P	2153

PDSD Permits	#	Total Valuation	Fees
Aug. 2009	1	\$0	\$212
2007	4	\$65,000	\$1,511.59

What about Enchilada – Preparation retail?

Function Code	Function Description
---------------	----------------------

13-Sep-1999

2153	Specialty food store
------	----------------------

Specialty food stores primarily retail specialty food items, such as coffee and tea (i.e., packaged), confectionery products (i.e., packaged), nuts, spices, and gourmet foods.

7222 Limited-Service Eating Places

This industry group comprises establishments primarily engaged in providing food services where patrons generally order or select items and pay before eating. Most establishments do not have waiter/waitress service, but some provide limited service, such as cooking to order (i.e., per special request), bringing food to seated customers, or providing off-site delivery.

72221 Limited-Service Eating Places

This industry comprises establishments primarily engaged in (1) providing food services where patrons generally order or select items and pay before eating or (2) selling a specialty snack or nonalcoholic beverage for consumption on or near the premises. Food and drink may be consumed on the premises, taken out, or delivered to the customer's location. Some establishments (except snack and nonalcoholic beverage bars) in this industry may provide these food services in combination with selling alcoholic beverages.

Sec. 35-A101. Generally.

Words, phrases and terms defined in this appendix shall be given the defined meaning as set forth below. Words, phrases and terms not defined in this chapter, but defined in the building code adopted by chapter 6 of the City Code, shall be given their usual and customary meanings except where the context clearly indicates a different meaning. Words, phrases and terms neither defined in this chapter nor in the building code shall be given their usual and customary meanings except where the context clearly indicates a different meaning.

Merriam-Webster's 11th Collegiate Dictionary

Merriam-Webster
MAKING NEW CONNECTIONS

Browse

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ing Help

Go Online

Main Entry: **ta-ma-le**
Pronunciation: tə-'mä-lē
Function: *noun*
Etymology: Mexican Spanish *tamales*, plural of *tamal* tamale, from Nahuatl *tamalli* steamed cornmeal dough
Date: 1854

: cornmeal dough rolled with ground meat or beans seasoned usually with chili, wrapped usually in corn husks, and steamed

Main Entry: **en-chi-la-da**
Pronunciation: ,en-chə-'lä-də
Function: *noun*
Etymology: American Spanish, from feminine of *enchilado*, past participle of *enchilar* to season with chili, from Spanish *en-* ¹en- + *chile* chili
Date: 1887

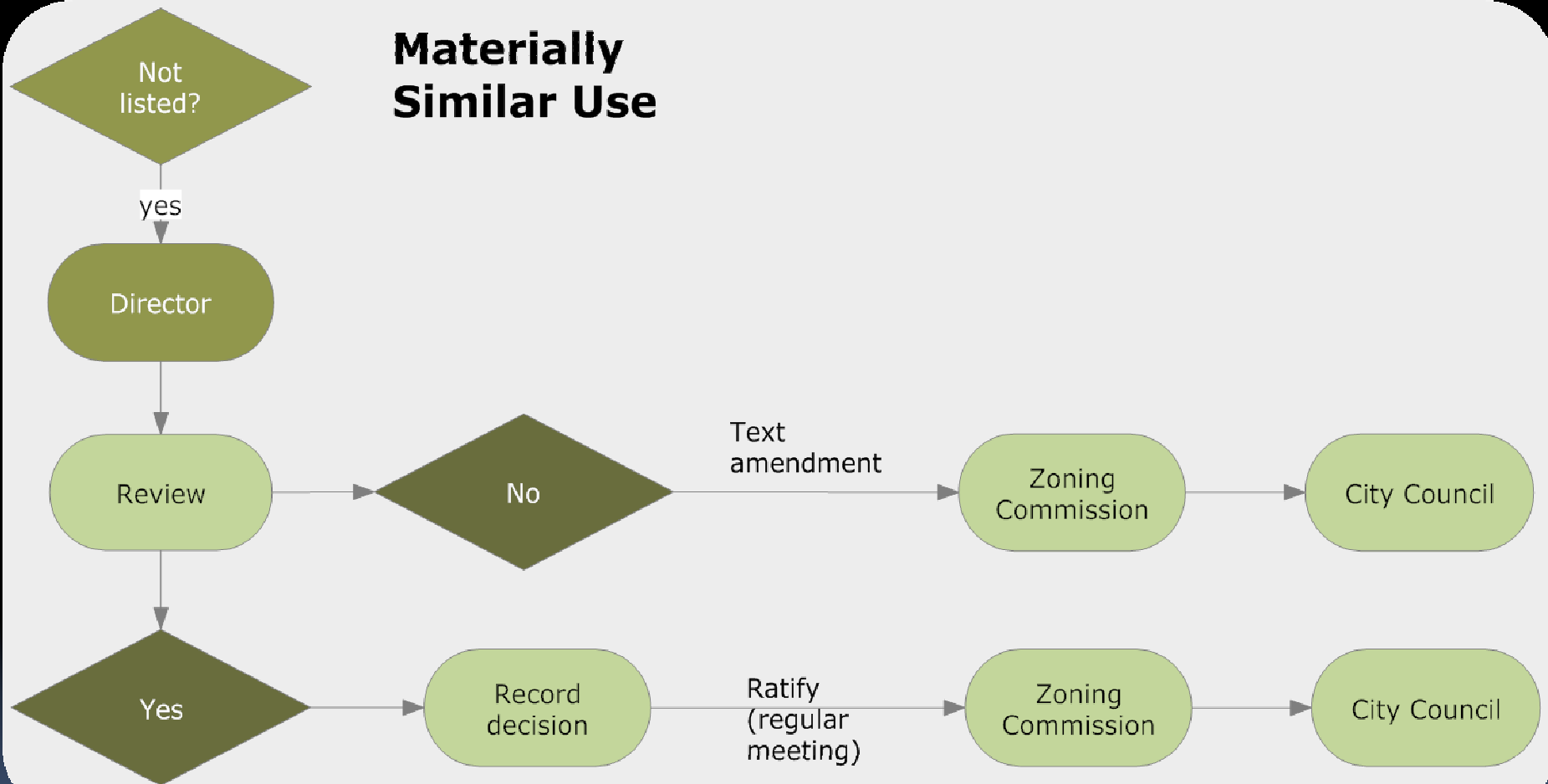
1 : a usually corn tortilla rolled around a savory mixture, covered with chili sauce, and usually baked
2 : SCHMEAR, BALL OF WAX <the whole *enchilada*>



Unlisted Uses (35-311)

- Unlisted uses are presumptively prohibited
- Director of Development Services can determine that a use is materially similar if -
 - Same structure or function (LBCS)
 - Same industry classification (NAICS)
 - Within 10% of trip generation (ITE Manual)

Materially Similar Use



Zoning – Defining Uses

North American Industry Classification System (NAICS)

[Main](#) | [FAQs](#) | [History](#) | [Development Partners](#) | [Federal Register Notices](#) | [Product Classification](#)

NAICS SEARCH

Enter keyword or 2-6 digit code

2007 NAICS Search

Enter keyword or 2-6 digit code

2002 NAICS Search

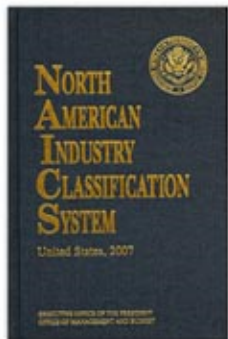
DOWNLOADS/REFERENCE FILES/TOOLS

[For 2007 NAICS](#)

[For 2002 NAICS](#)

[Concordances](#)

[NAICS Update Process Fact Sheet](#) [PDF
37K]



2007 NAICS

<http://www.census.gov/cgi-bin/sssd/naics/naicsrch?chart=2007>

11	Agriculture, Forestry, Fishing and Hunting	53	Real Estate and Rental and Leasing
21	Mining, Quarrying, and Oil and Gas Extraction	54	Professional, Scientific, and Technical Services
22	Utilities	55	Management of Companies and Enterprises
23	Construction	56	Administrative and Support and Waste Management and Remediation Services
31-33	Manufacturing	61	Educational Services
42	Wholesale Trade	62	Health Care and Social Assistance
44-45	Retail Trade	71	Arts, Entertainment, and Recreation
48-49	Transportation and Warehousing	72	Accommodation and Food Services
51	Information	81	Other Services (except Public Administration)
52	Finance and Insurance	92	Public Administration

2007 Downloadable Files

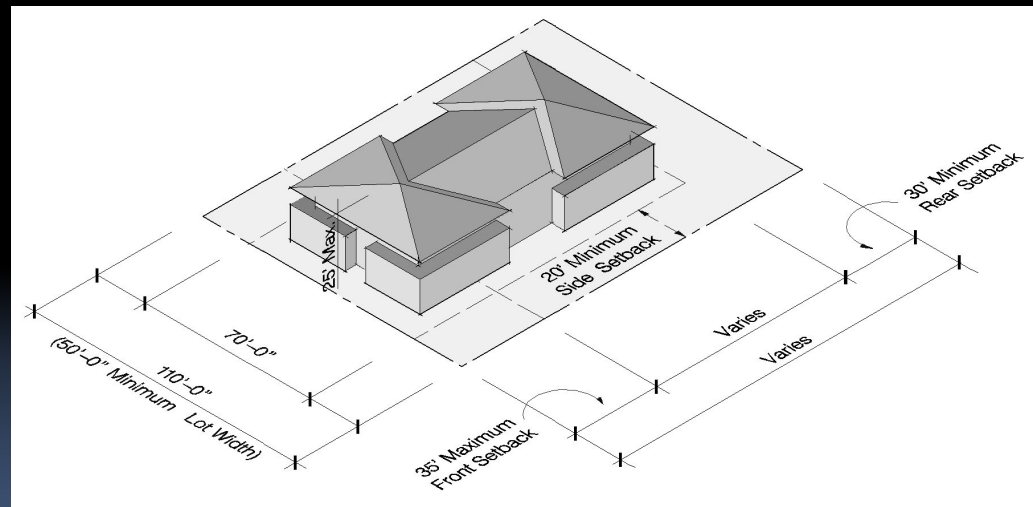
[2007 NAICS Definitions](#) [PDF 2.6M]

2002 Downloadable Files

[2002 NAICS Definitions](#) [PDF 2.6M]

Dimensional Regulations

- Minimum lot size (conventional) versus density (conservation)
- Frontage
- Lot width
- Height
- Setbacks
- Building size



Dimensional matrix,
table 310-1

Base Zoning Districts

- Typical zoning districts for residential, commercial and industrial uses
- Covers entire incorporated area (except for special districts)
- Establishes:
 - Dimensional restrictions
 - Permitted uses

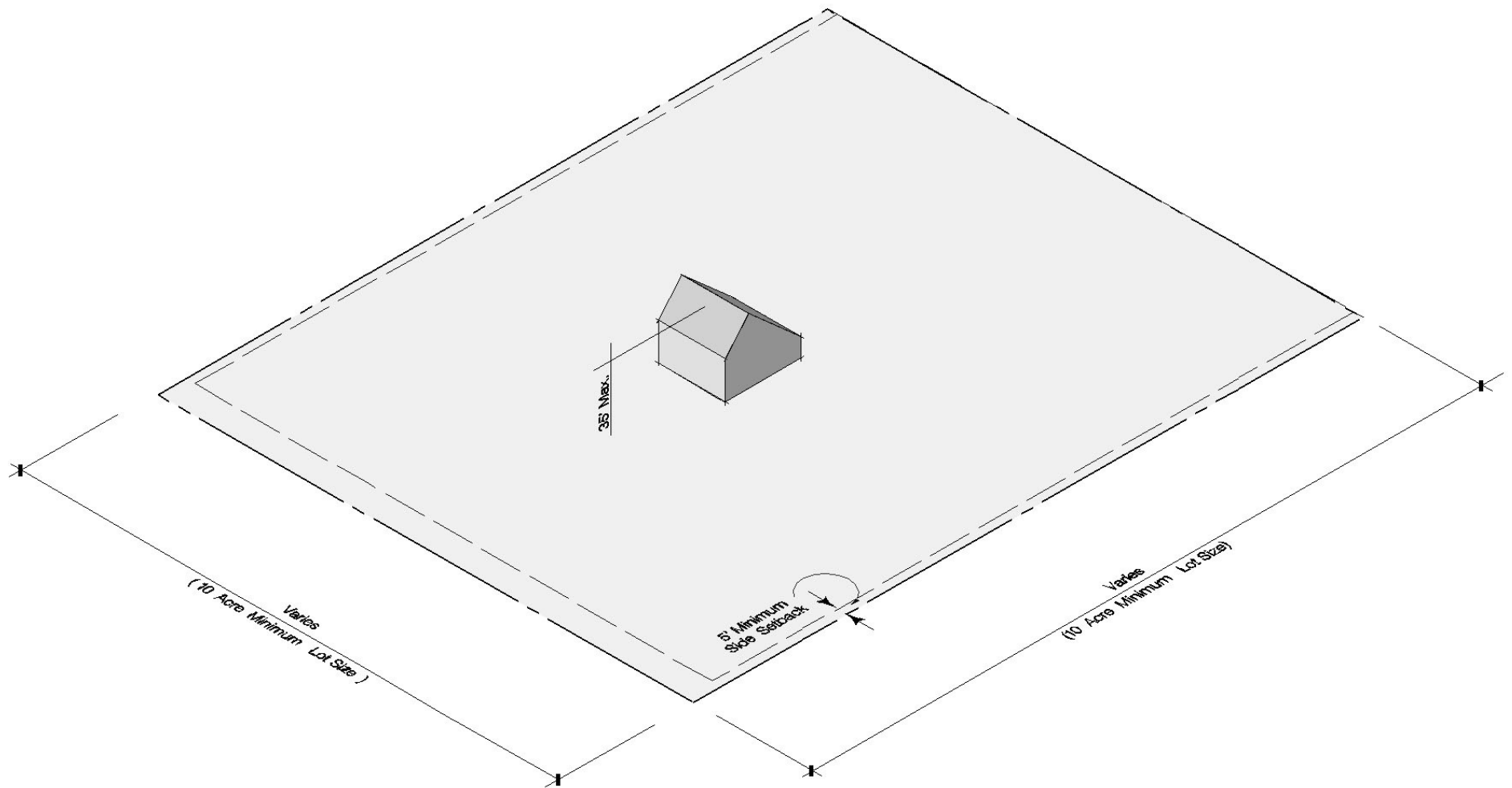
Dimensional Regulations

	LOT DIMENSIONS						BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min)	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max)	Individual Building Size (max)	Building Size - Aggregate (max)
RP	10 acres		0.1	--	--	--	15	--	5	--	35/2½	--	--
RE	43,560		1	100	120	--	15	--	5	30	35/2½	--	--
R-20	20,000		2	65	90	--	10	--	5	30	35/2½	--	--
R-6	6,000		7	30	50	150	10	--	5	20	35/2½	--	--
R-5	5,000		9	30	45	150	10	--	5	20	35/2½	--	--
R-4	4,000		11	20	35	150	10	--	5	20	35/2½	--	--
R-3	3,000		--	15	20	--	10	35	5	10	35/3	70% of lot area	--
RM-6	6,000		7	15	15	150	10	--	5	20	35/2½	--	--
RM-5	5,000		9	15	15	100	10	--	5	10	35/2½	--	--
RM-4	4,000		11	15	15	80	10	--	5	10	35/2½	--	--
MF-18	--		18	50	50	--	--	20	5	10	35	--	--
"MF-25"	--		25	50	50	--	--	20	5	10	35	--	--
"MF-33"	--		33	50	50	--	--	20	5	10	45	--	--
"MF-40"	--		40	50	50	--	--	20	5	10	60	--	--
"MF-50"	--		50	50	50	--	--	20	5	10	--	--	--

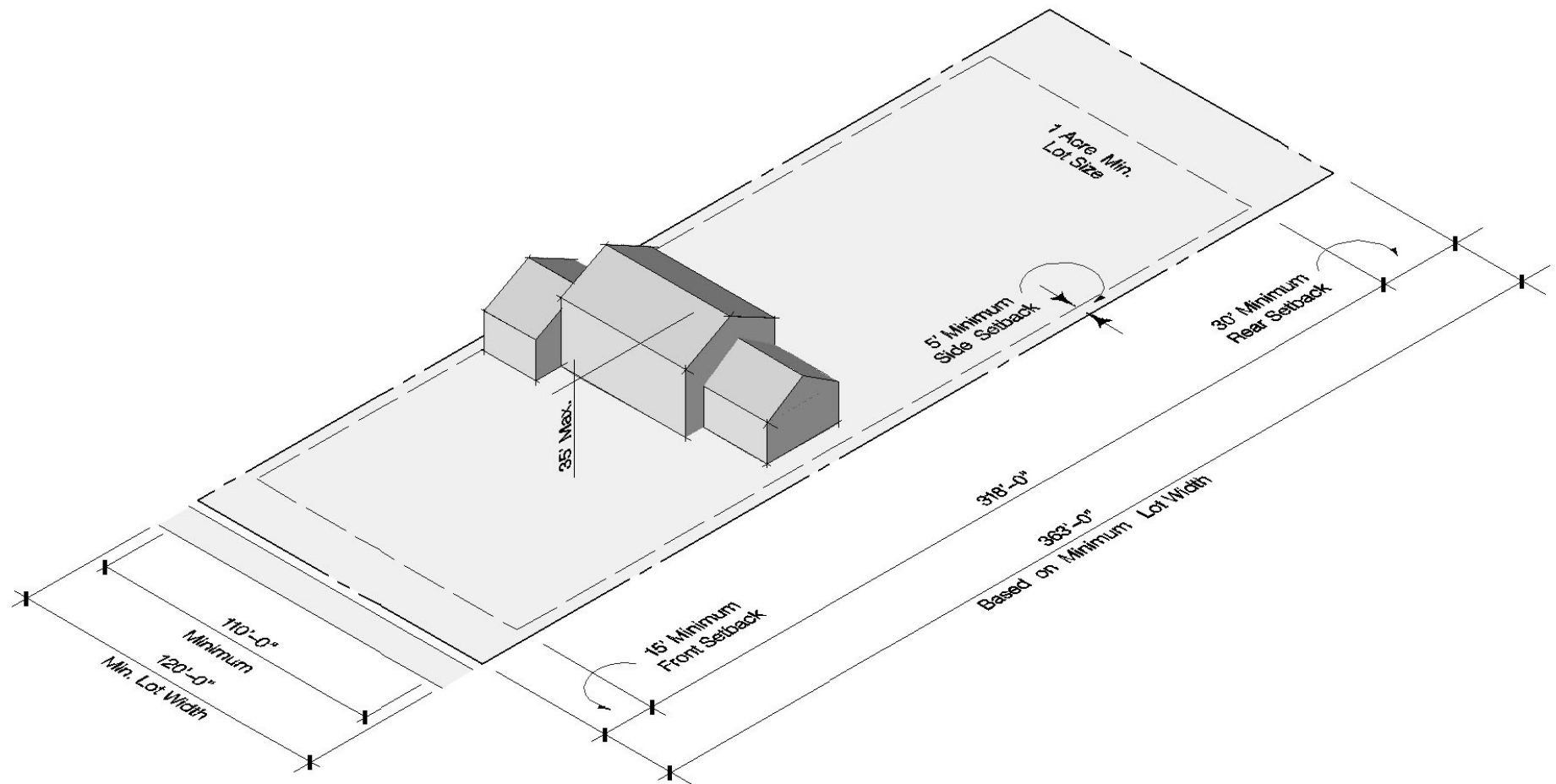
Dimensional Regulations

	LOT DIMENSIONS						BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min)	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max)	Individual Building Size (max)	Building Size - Aggregate (max)
O-1	--		--	50	50	--	--	35	20	30	25	10,000	90,000
O-1.5	--		--	50	50	--	--	35	20	30	60	--	--
O-2	--		--	50	--	--	25	80	20	30	--	--	--
"NC"	--		--	20	--	--	--	15	10	30	25	3,000	--
C-1	--		--	50	50	--	--	20	10	30	25	5,000	15,000
C-2	--		--	20	--	--	--	--	10	30	25	--	--
C-2P			--	20	--	--	--	35	10	30	25	--	--
C-3	--		--	20	--	--	--	--	30	30	35	--	--
D	--		--	--	--	--	--	20	--	--	--	--	--
L				80	--	--	25	--	30	30	35	--	--
I-1	--		--	80	80	--	30	--	30	30	60	--	--
I-2	--		--	100	100	--	30	--	50	50	60	--	--

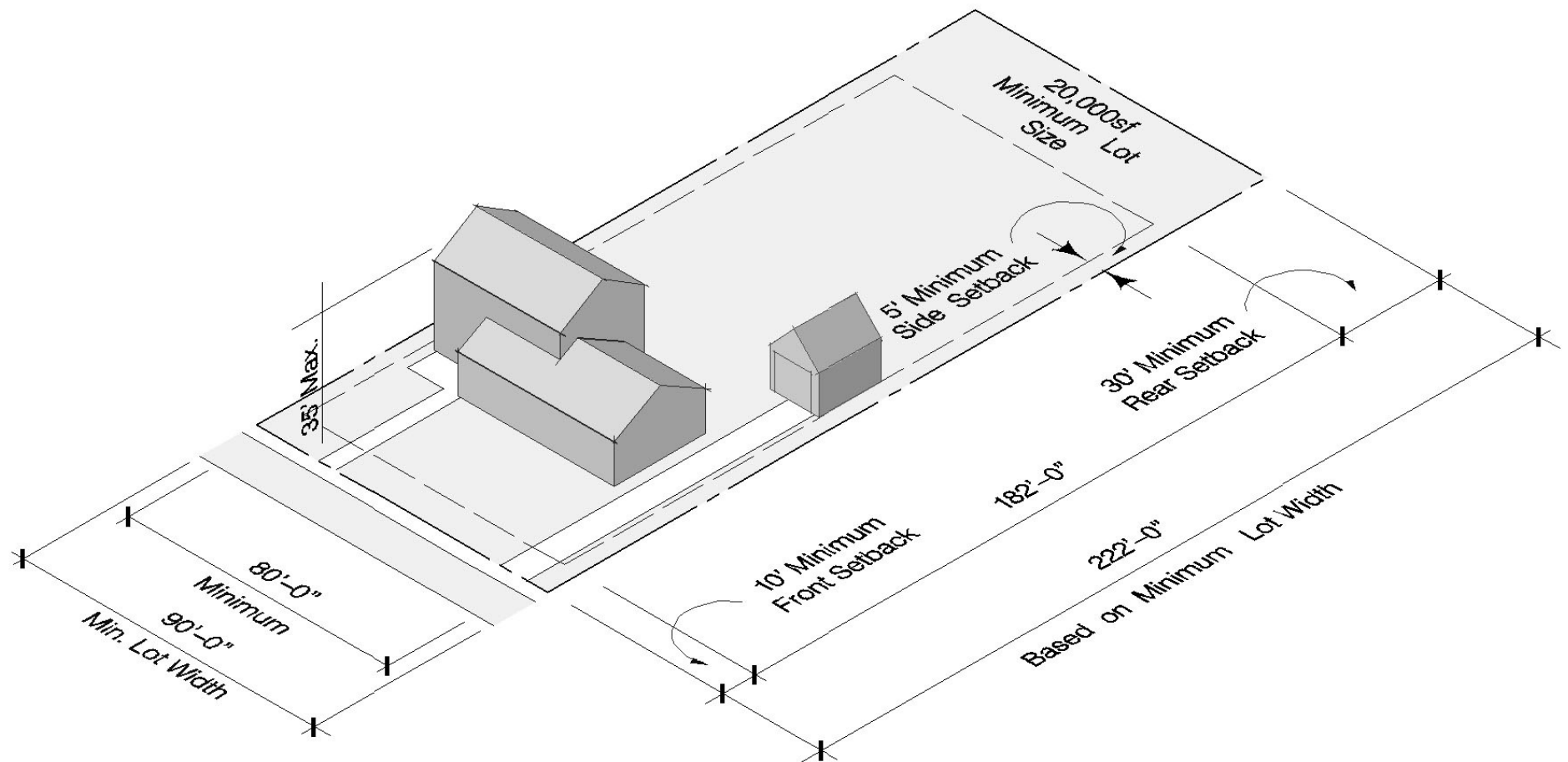
“RP” Resource Protection



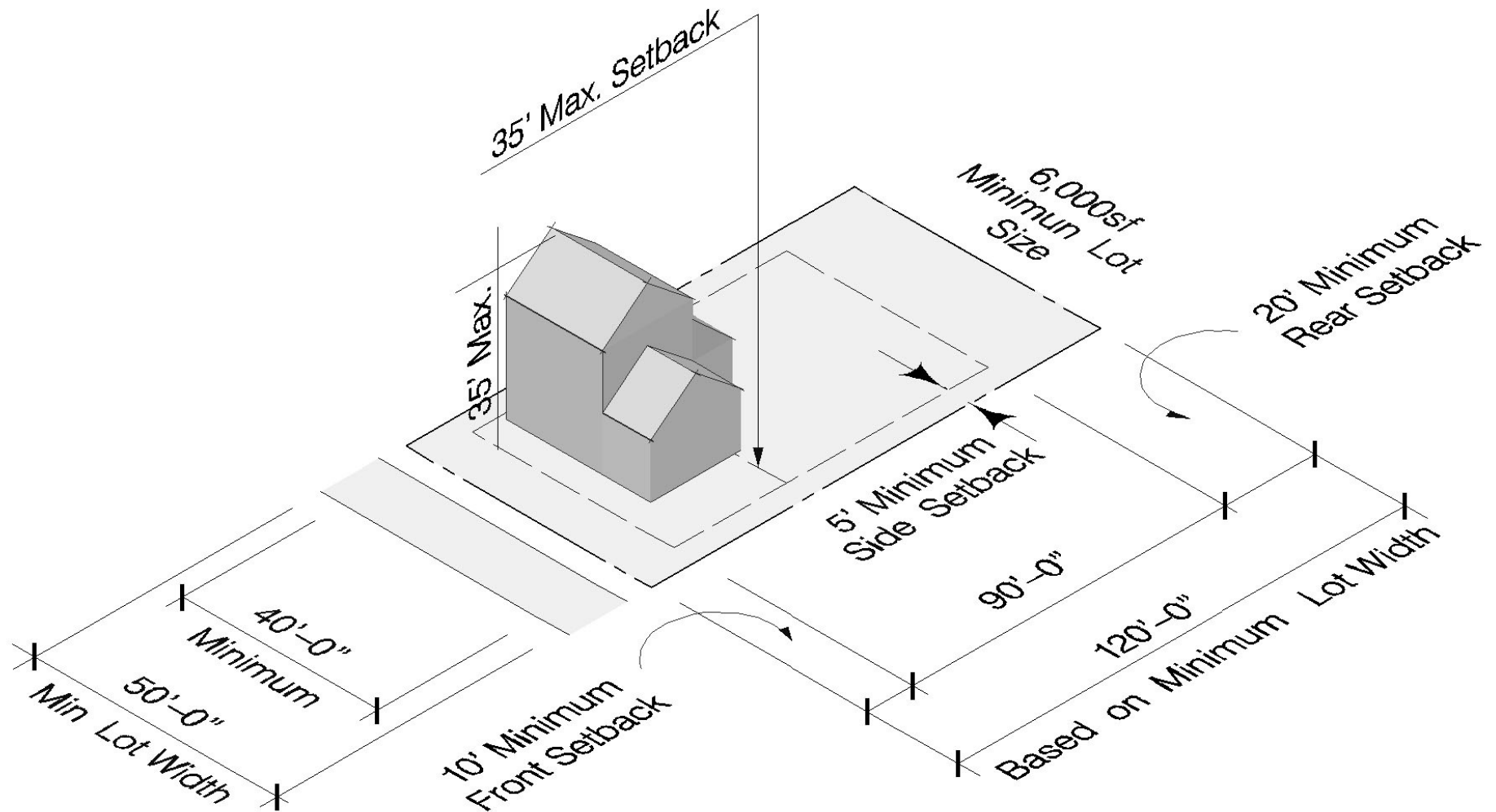
“RE” Residential Estate



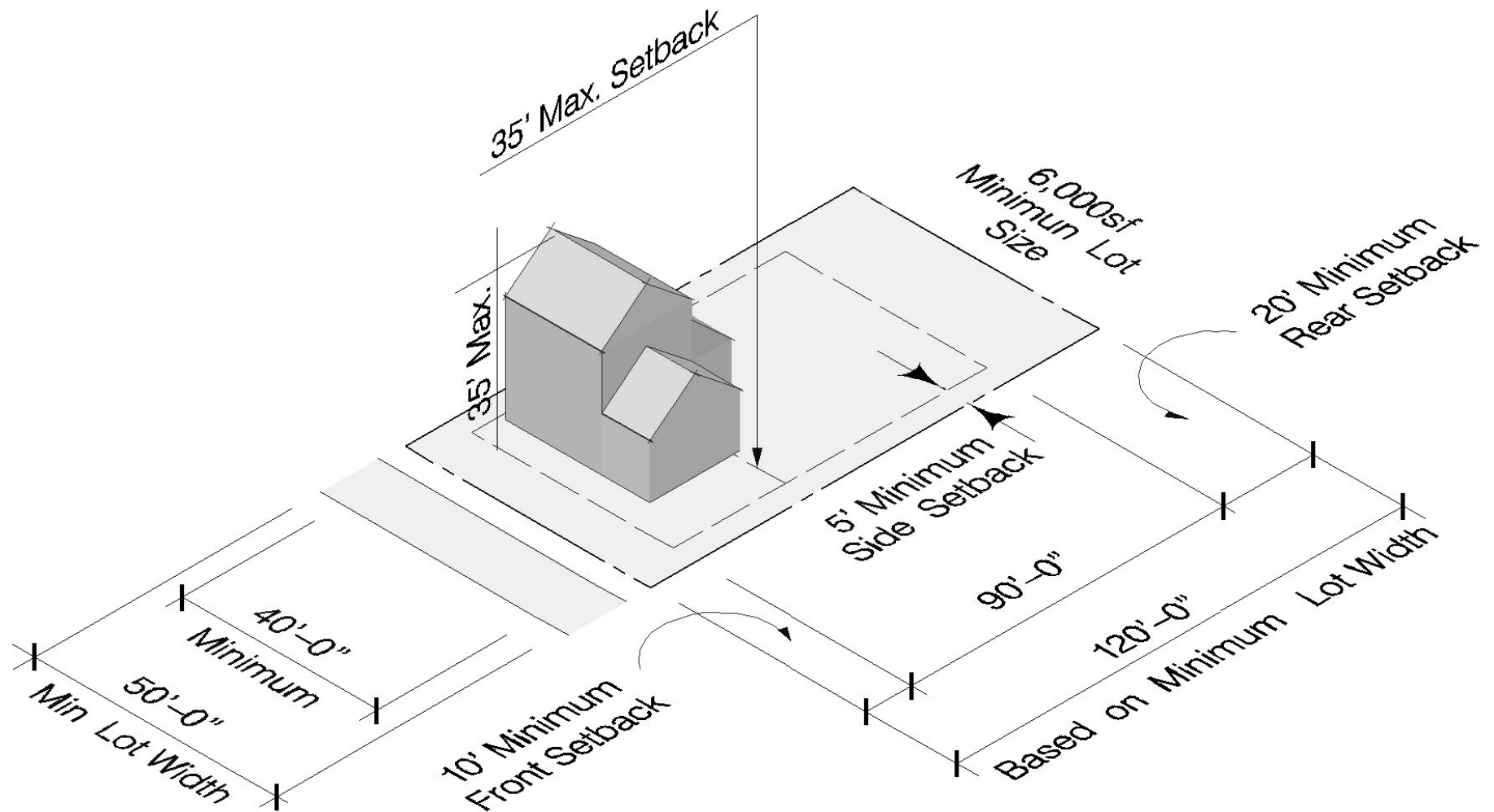
“R-20” Residential Single-Family



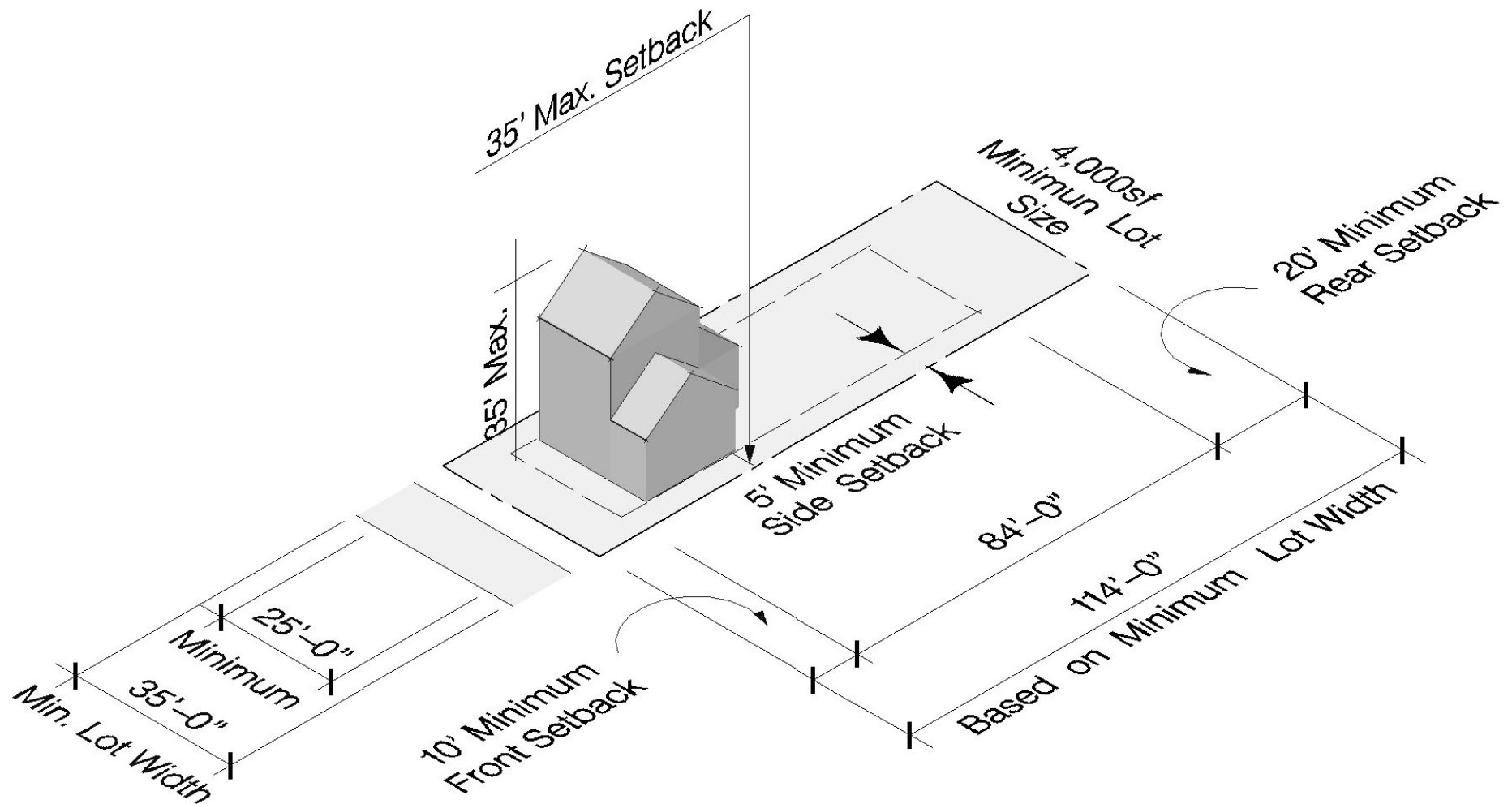
R-6 Residential Single-



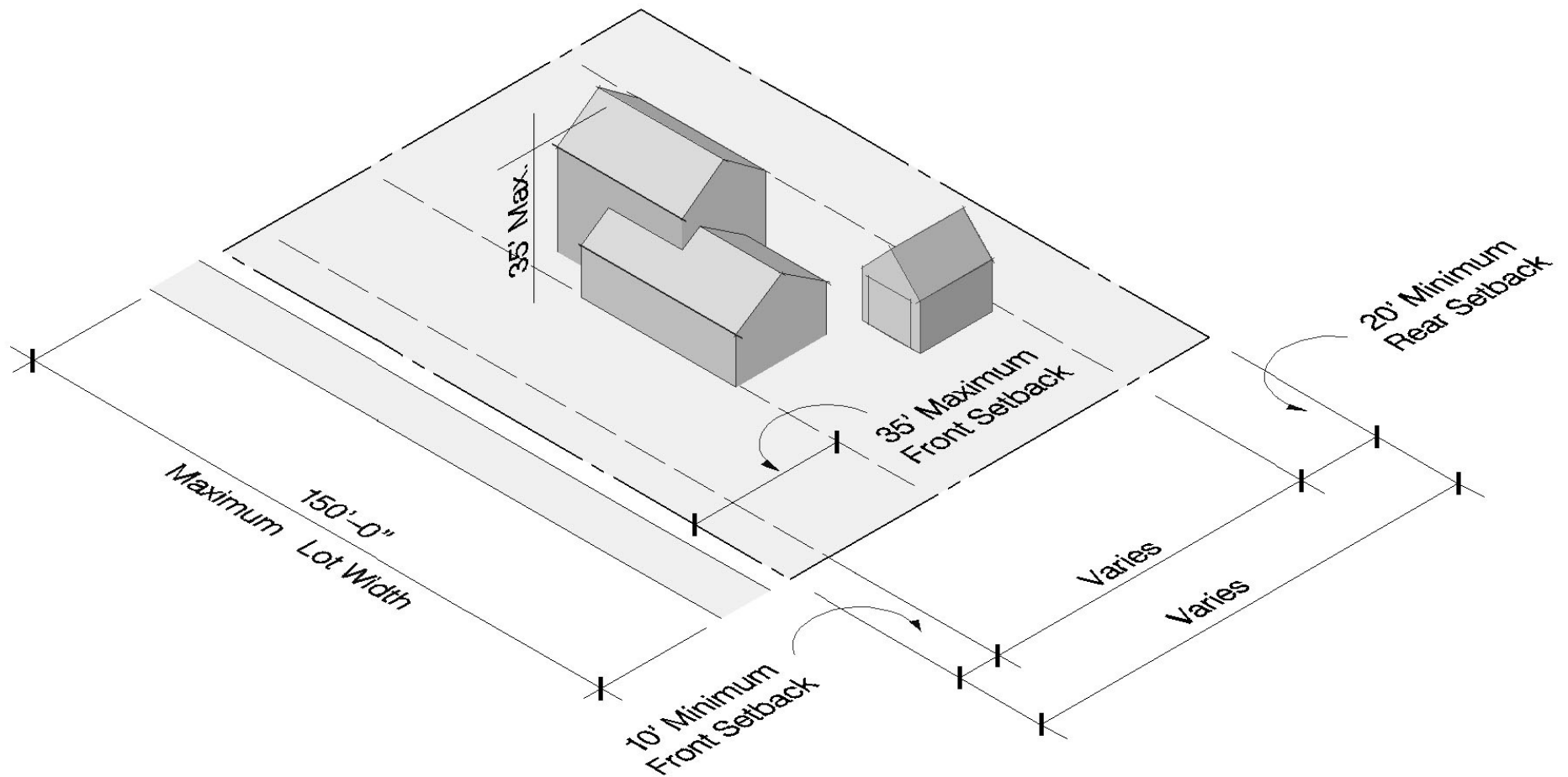
R-5 Residential Single-



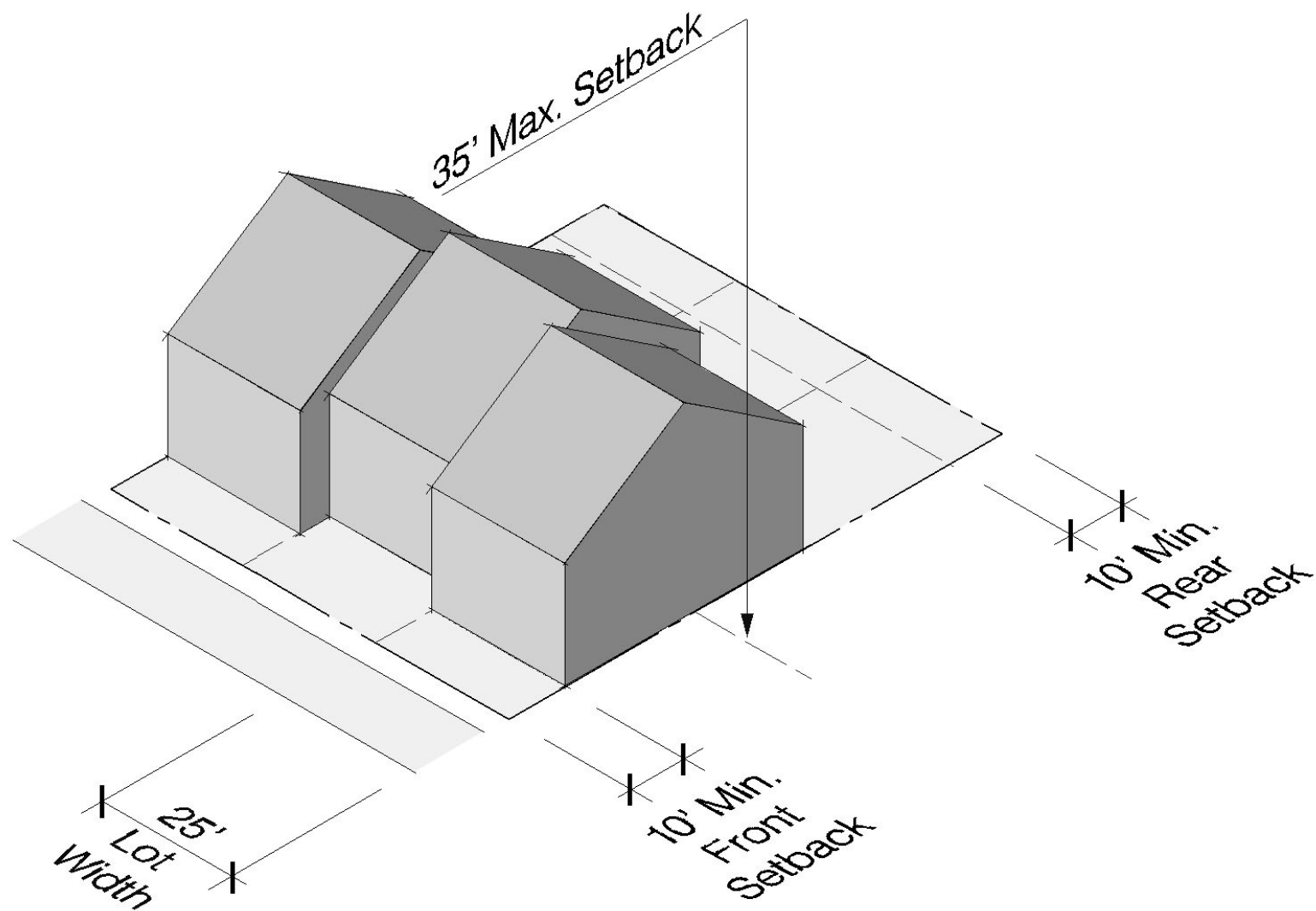
R-4 Residential Single-Family



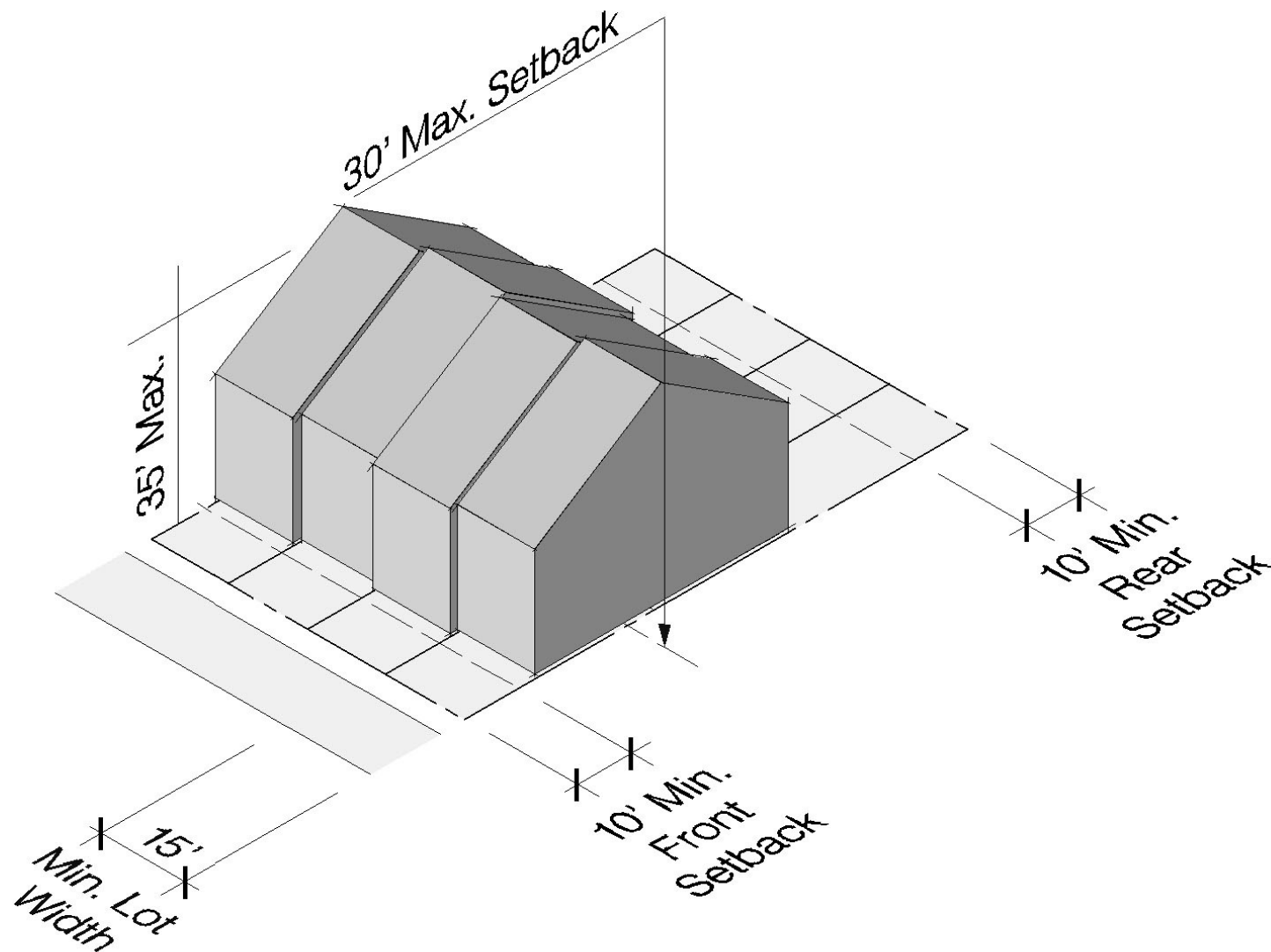
RM-6 Mixed Residential



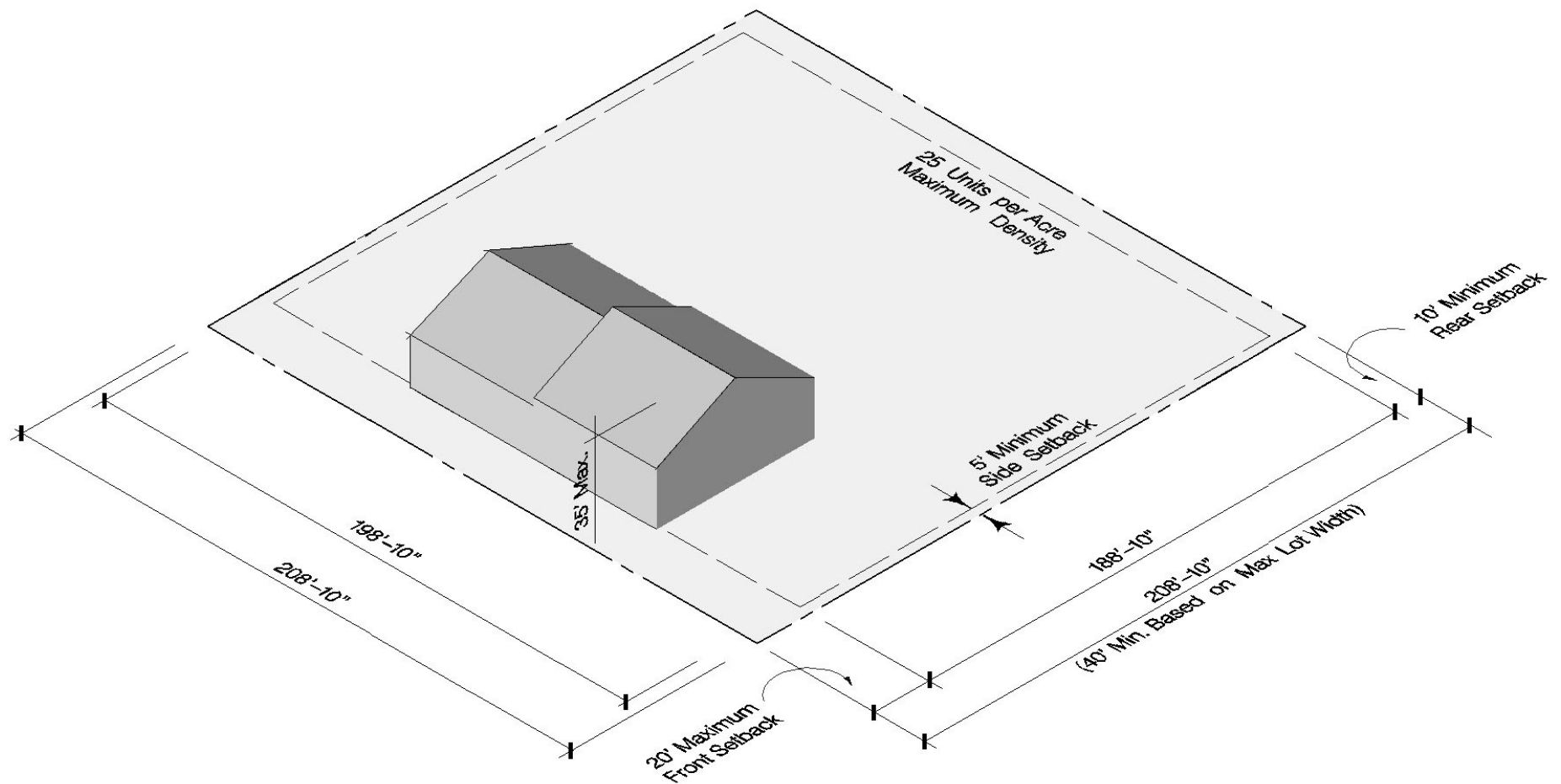
RM-5 Mixed Residential



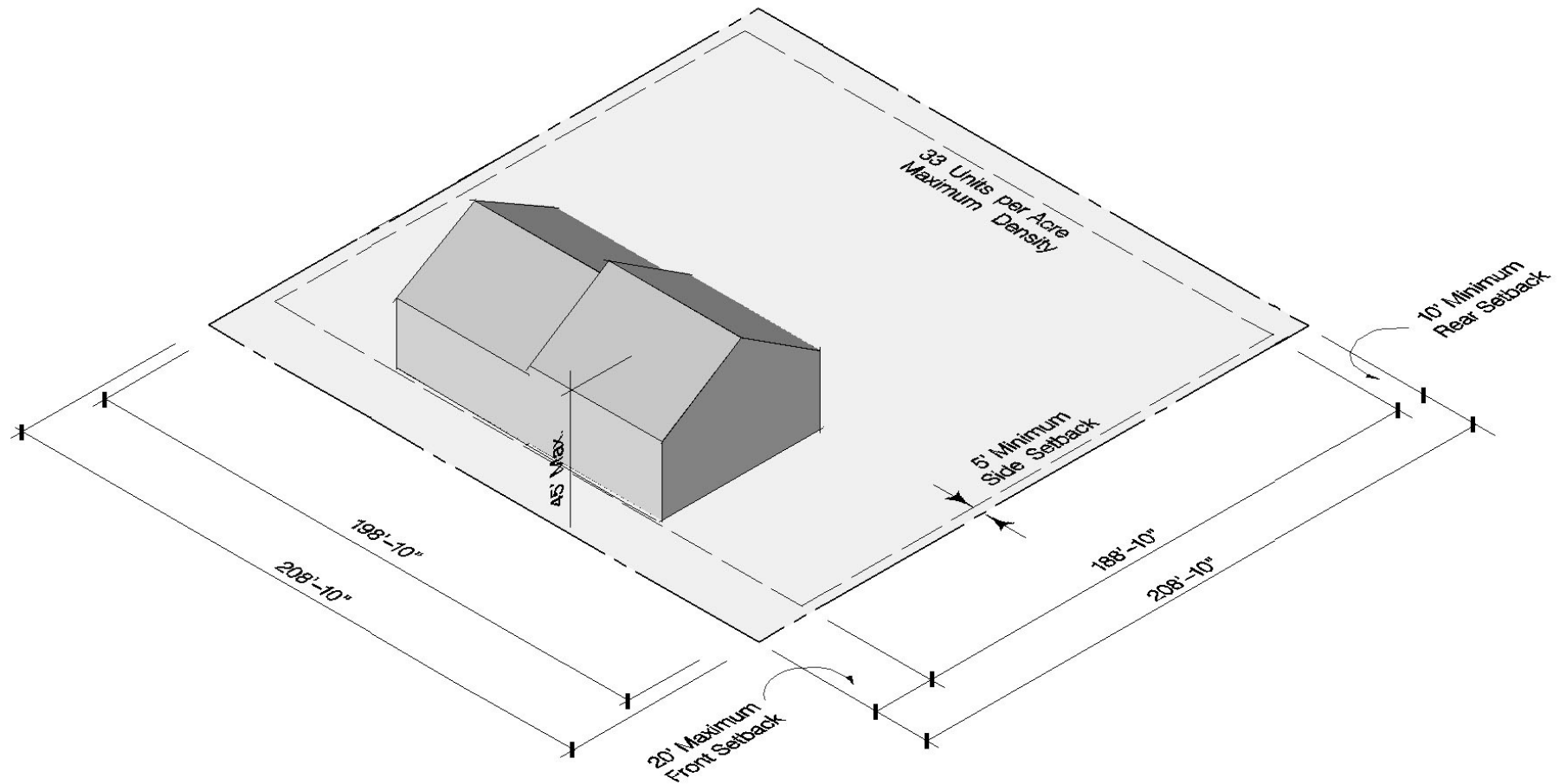
RM-4 Mixed Residential



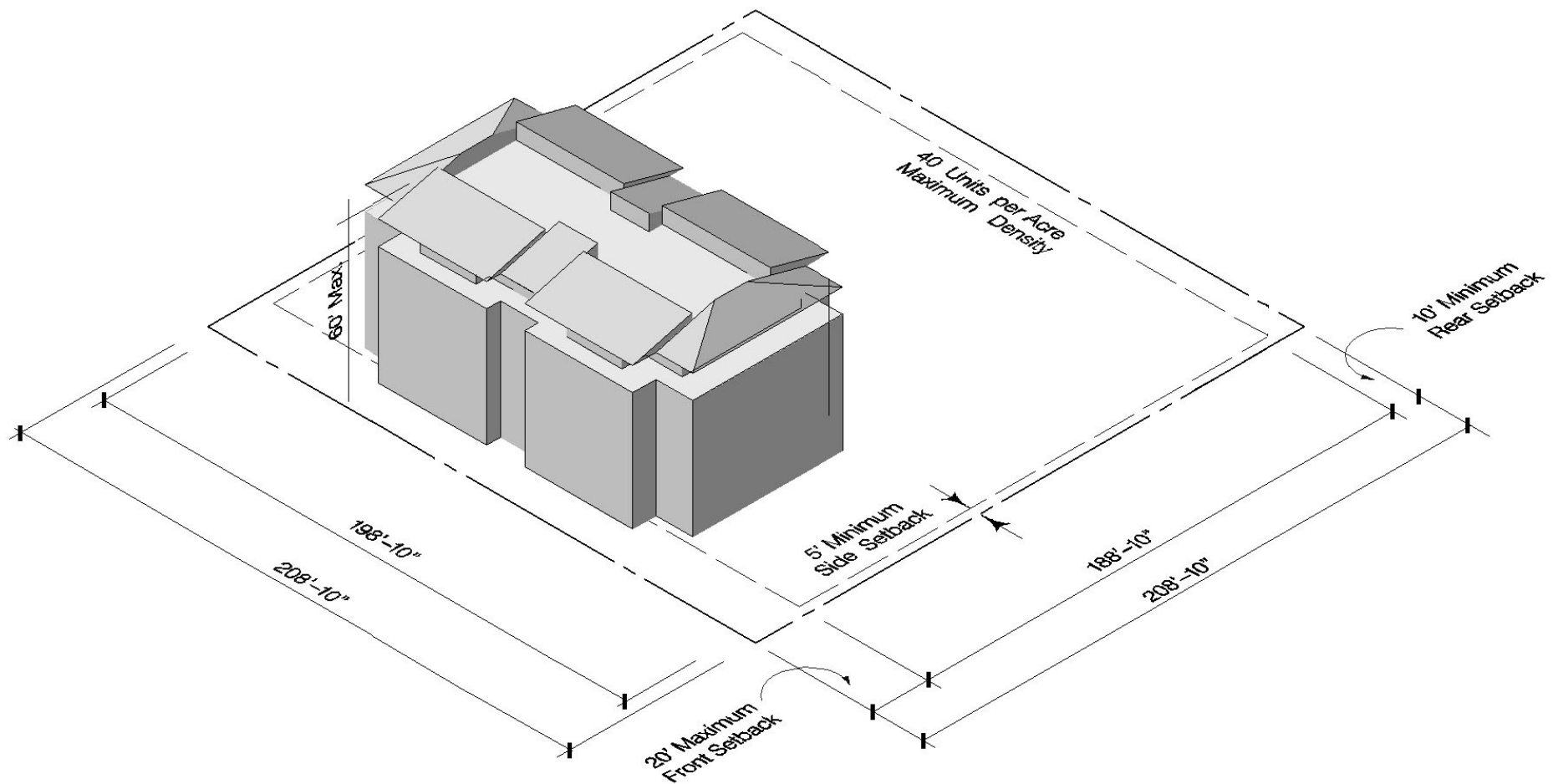
“MF-25” Multi-Family



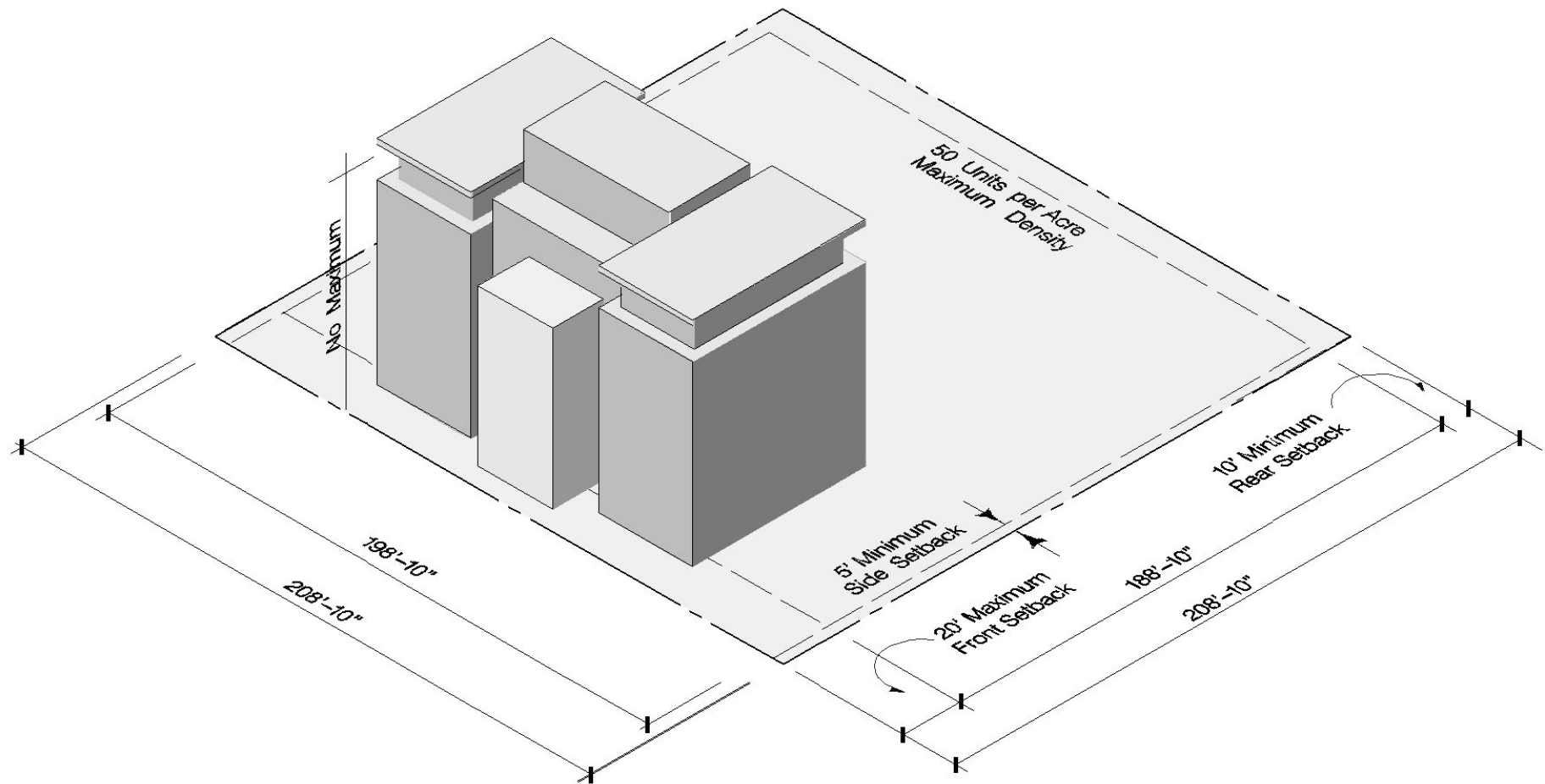
“MF-33” Multi-Family



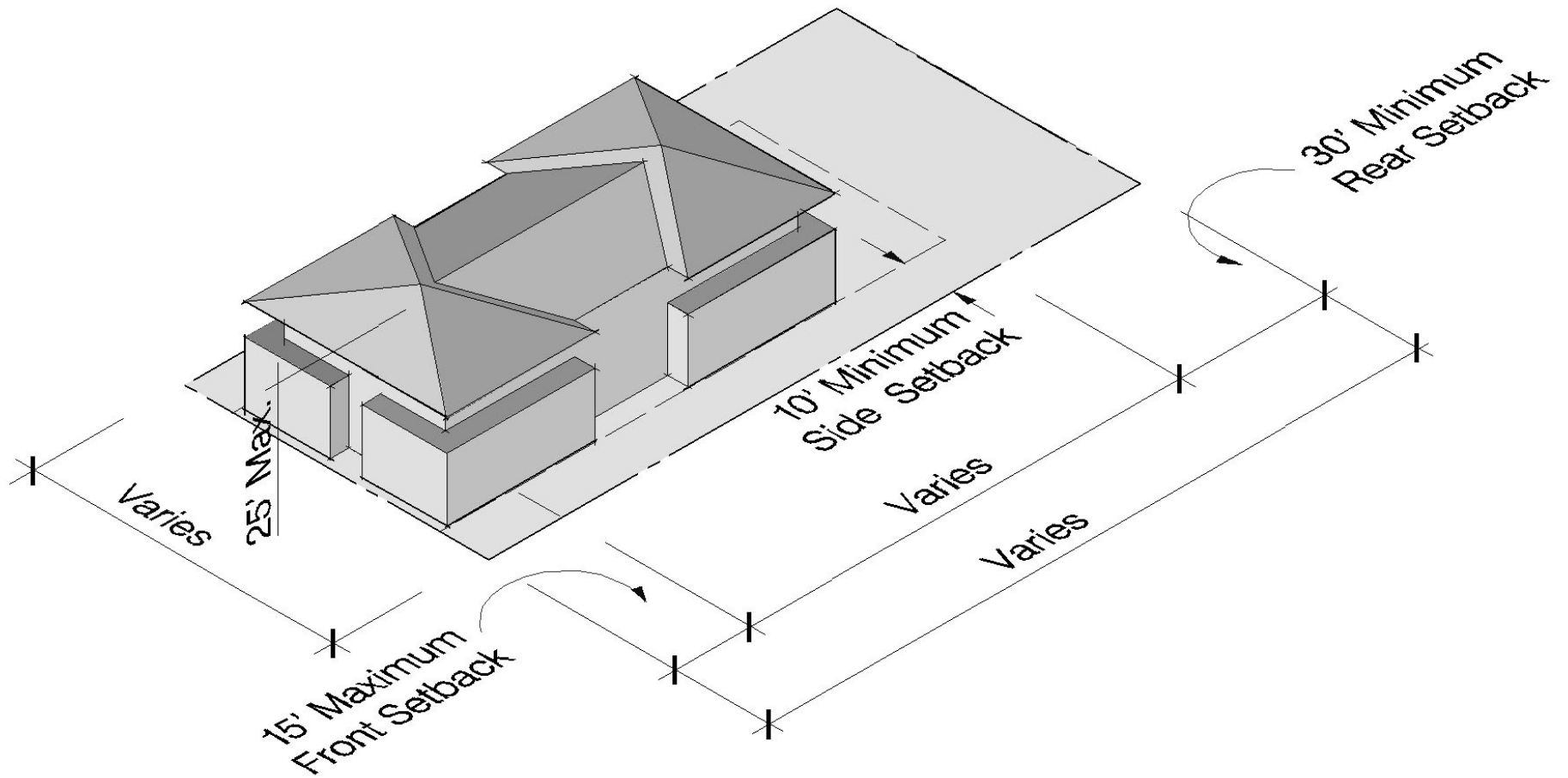
“MF-40” Multi-Family



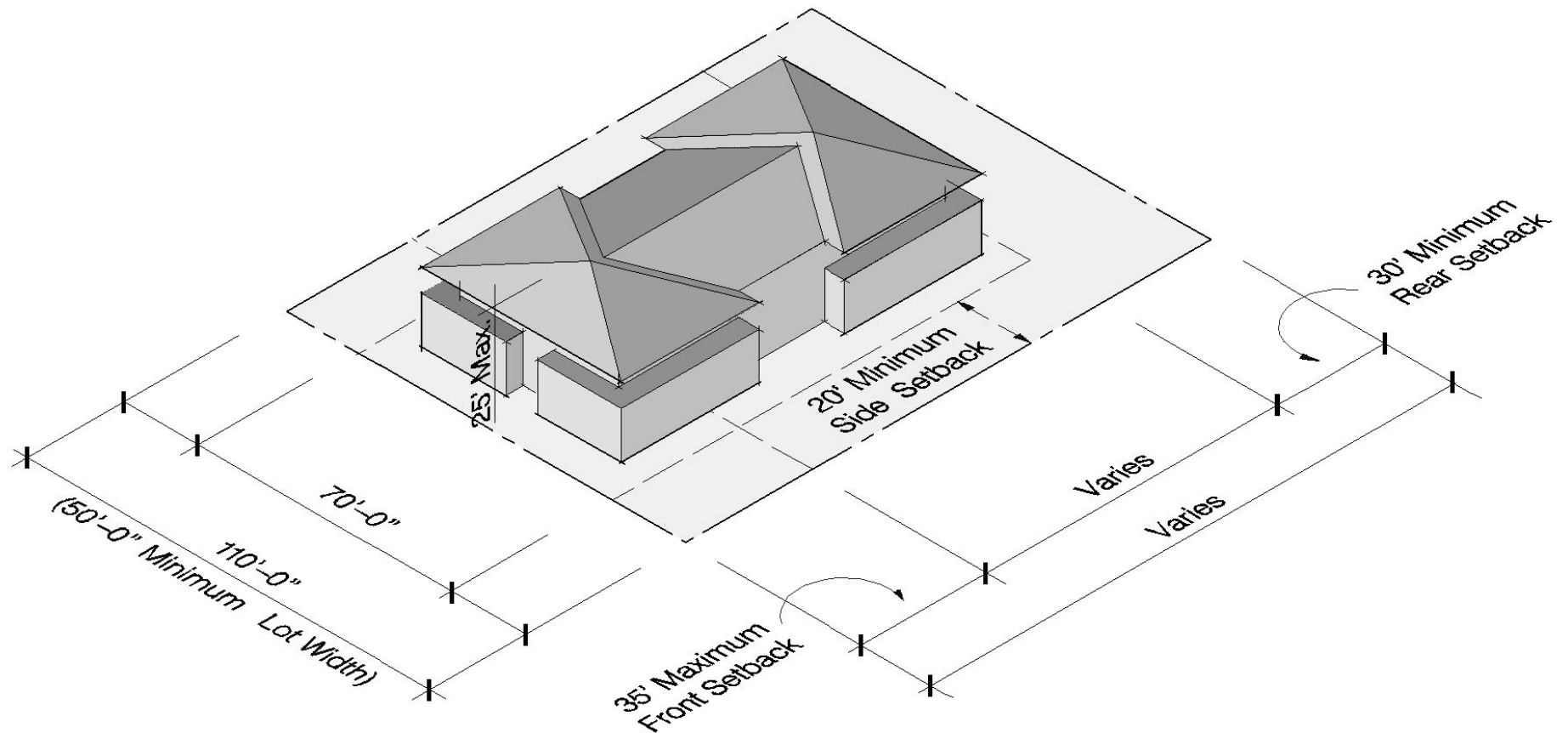
“MF-50” Multi-Family



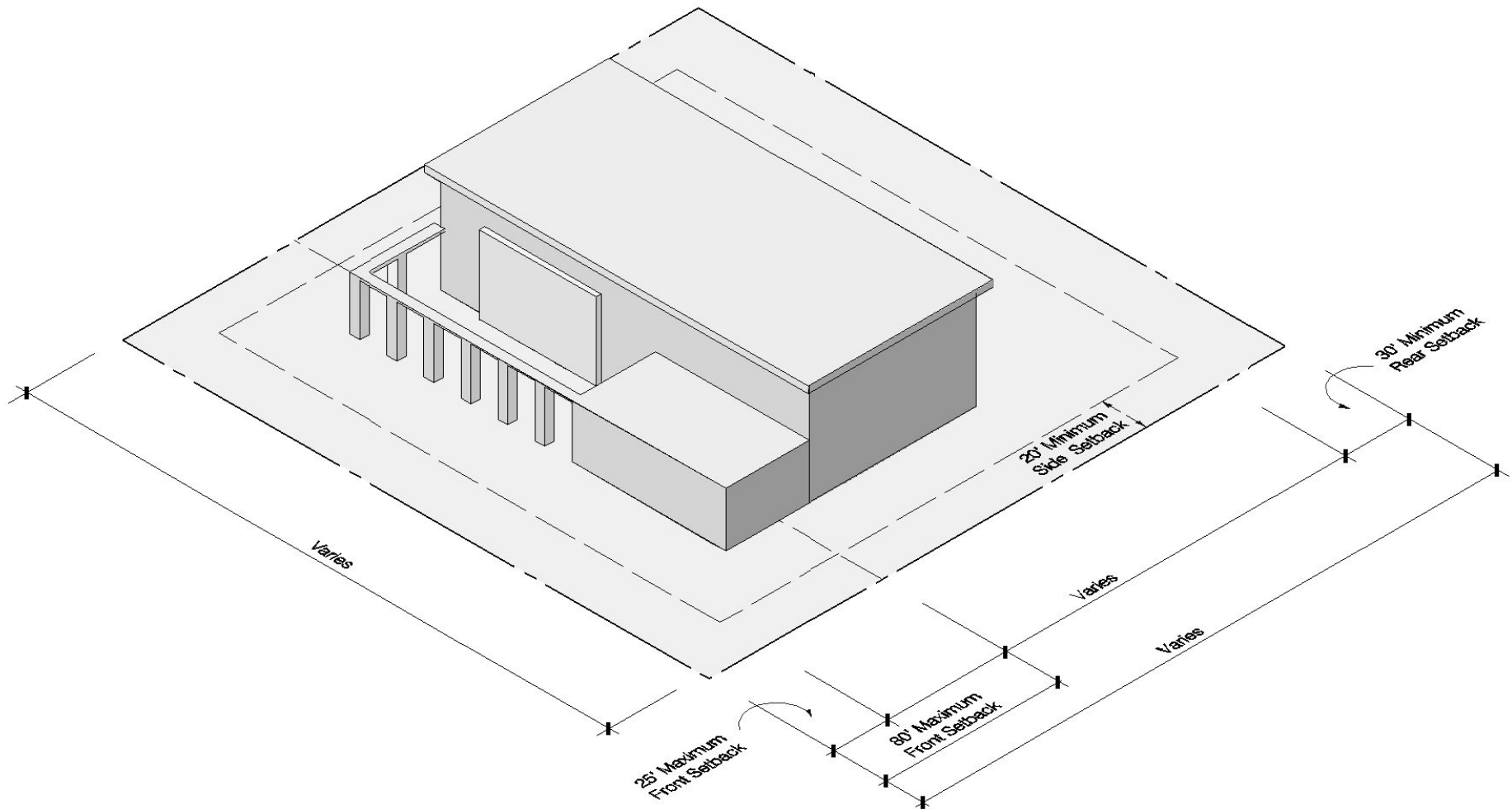
“NC” Neighborhood Commercial



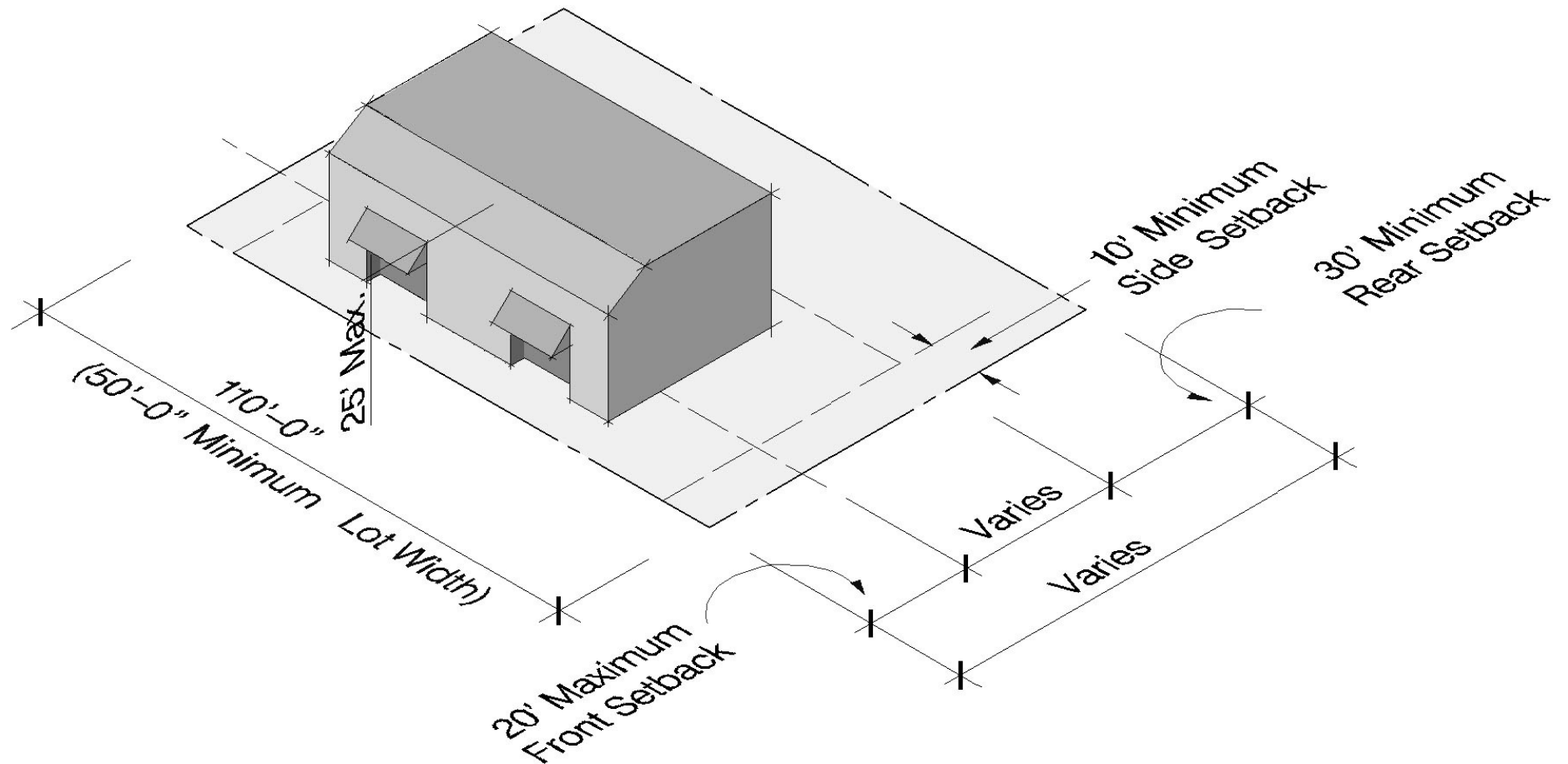
“0-1” Office District



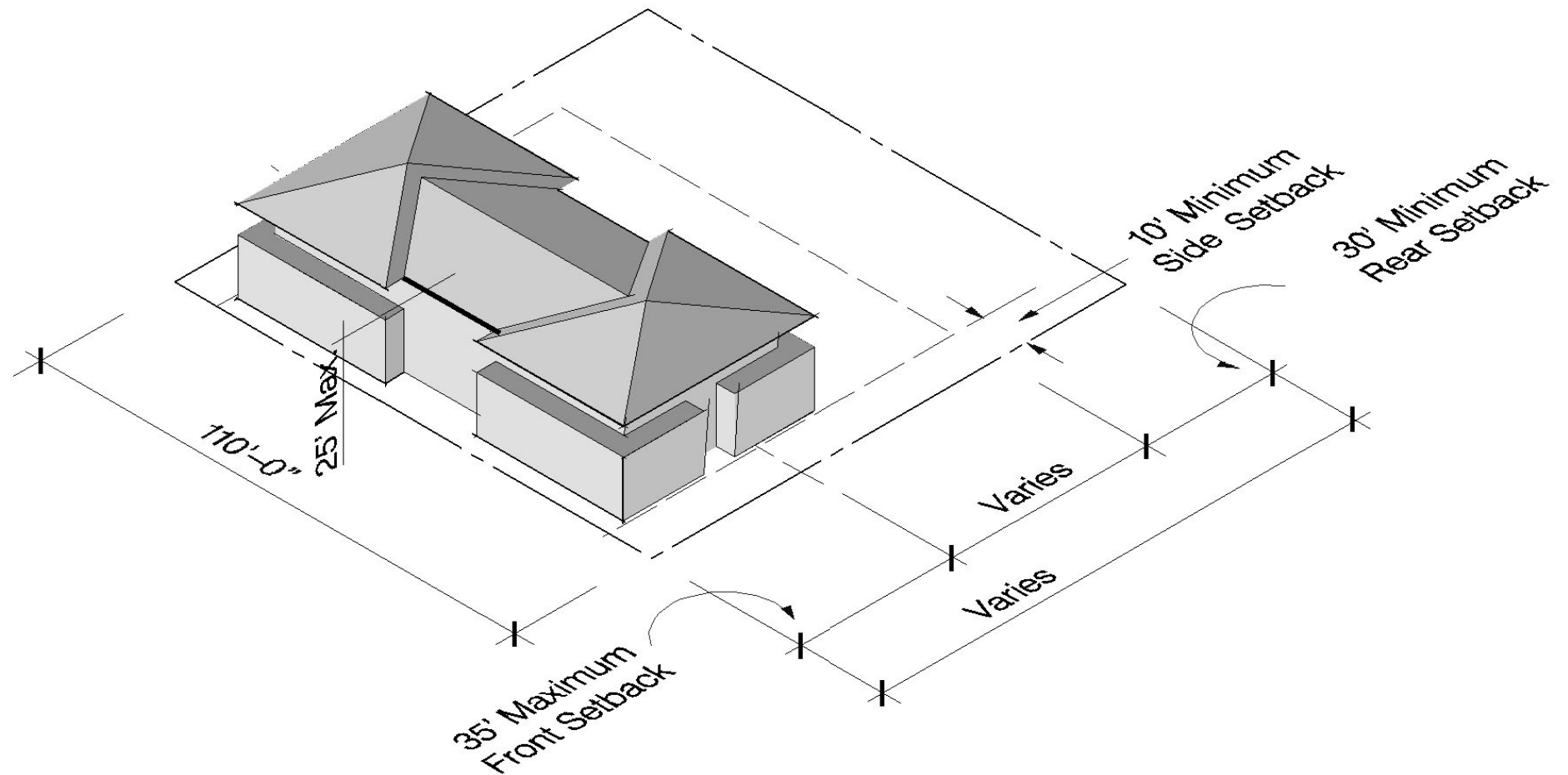
“0-2” Office District



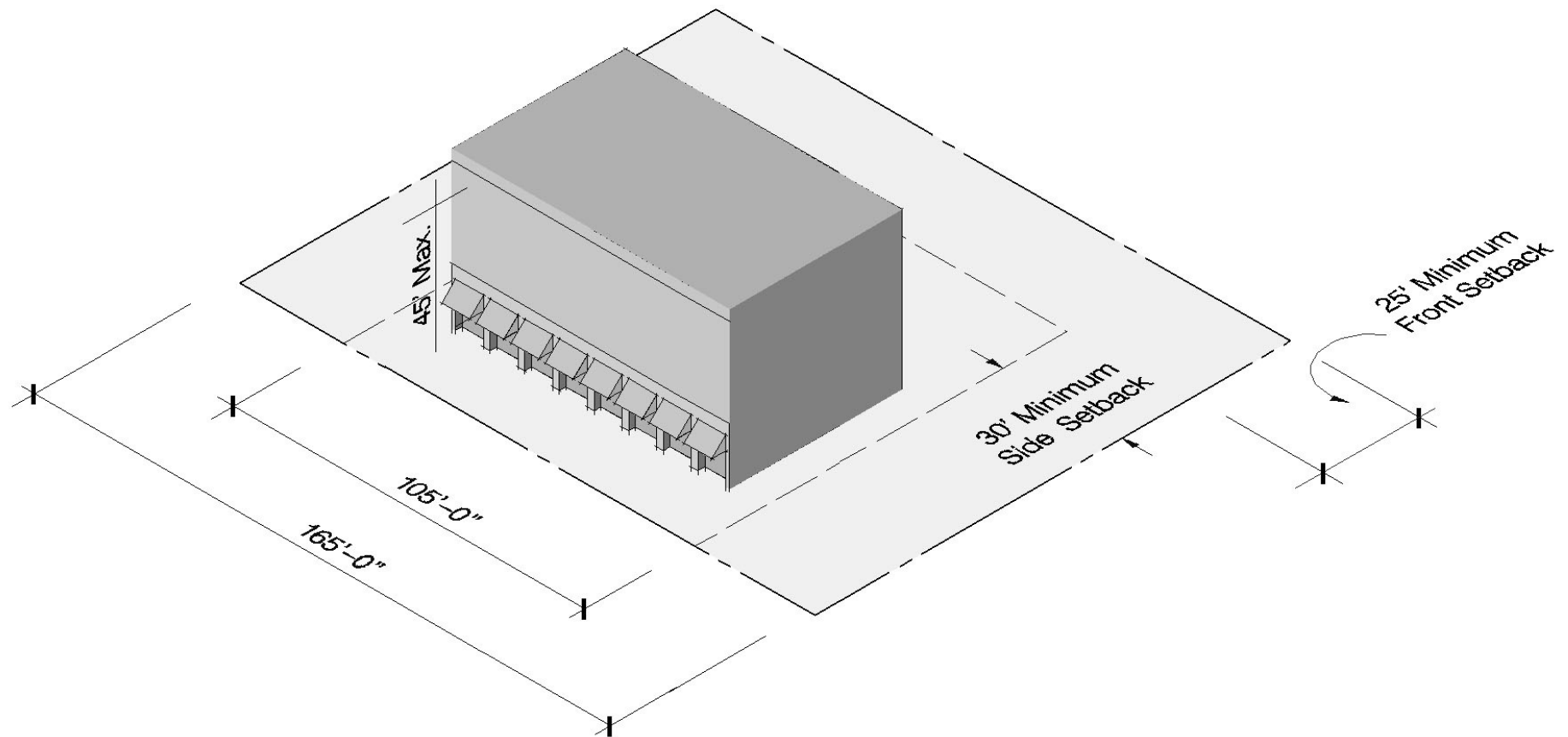
“C-1” Commercial



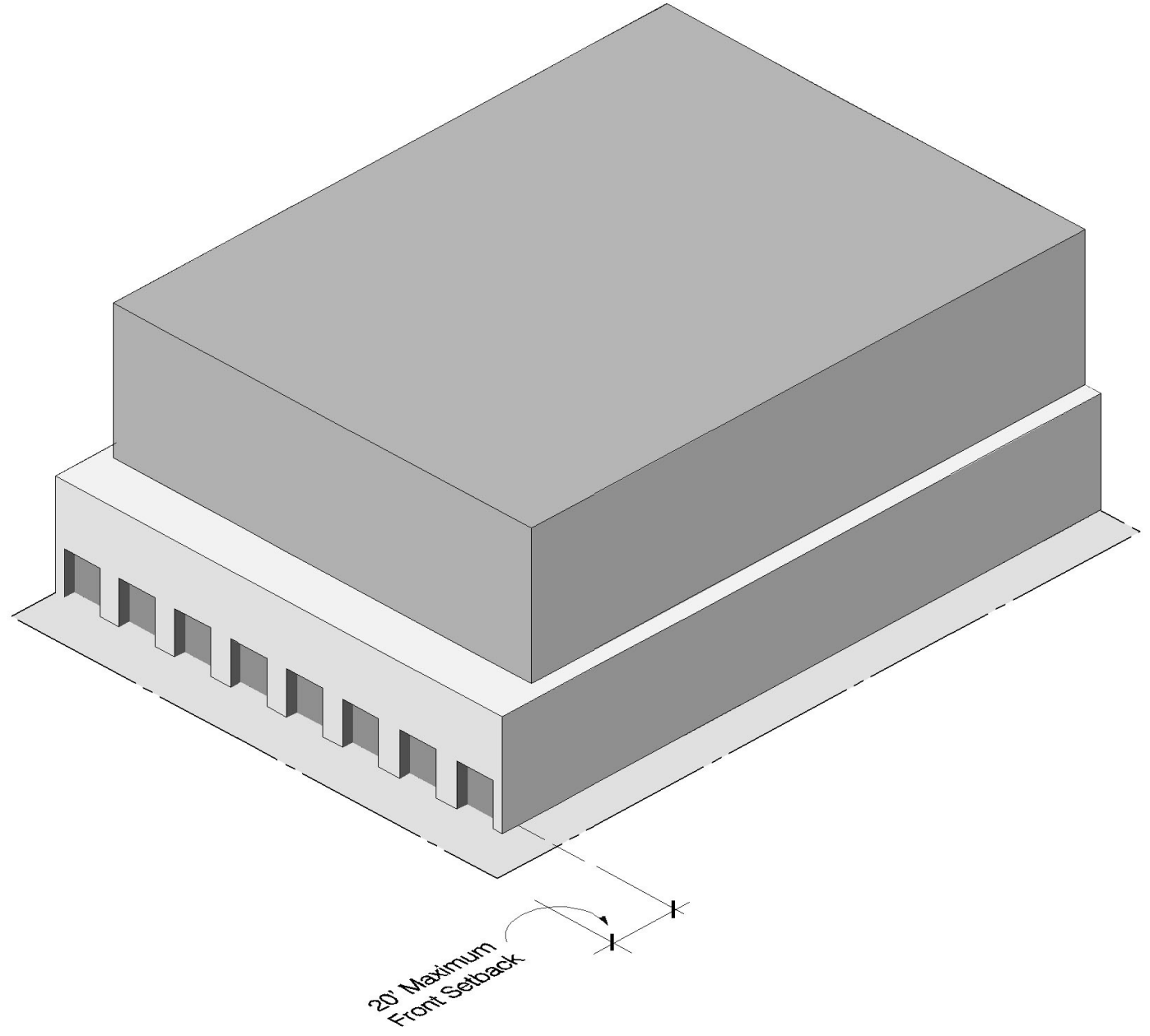
“C-2” Commercial



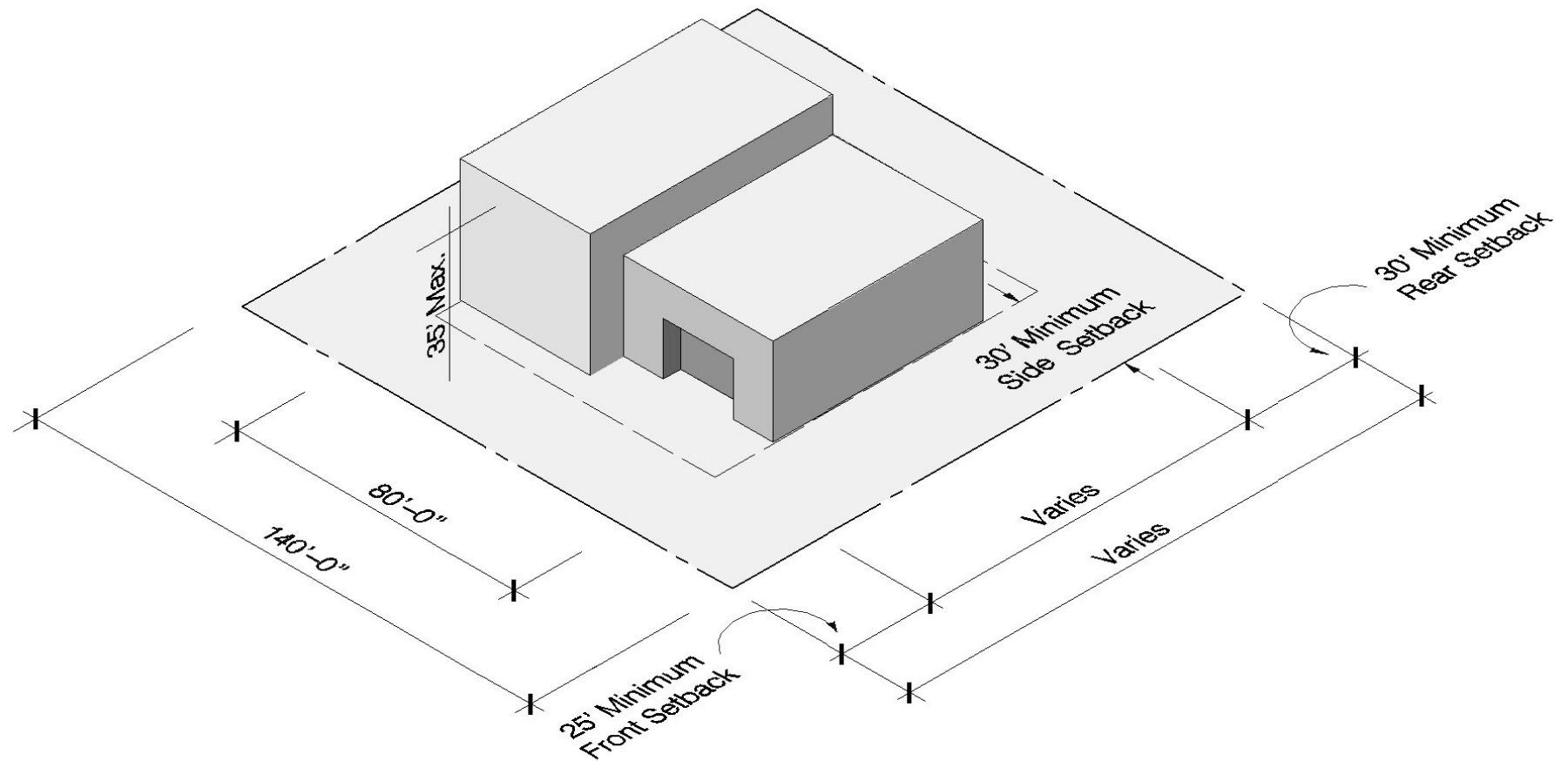
“C-3” Commercial



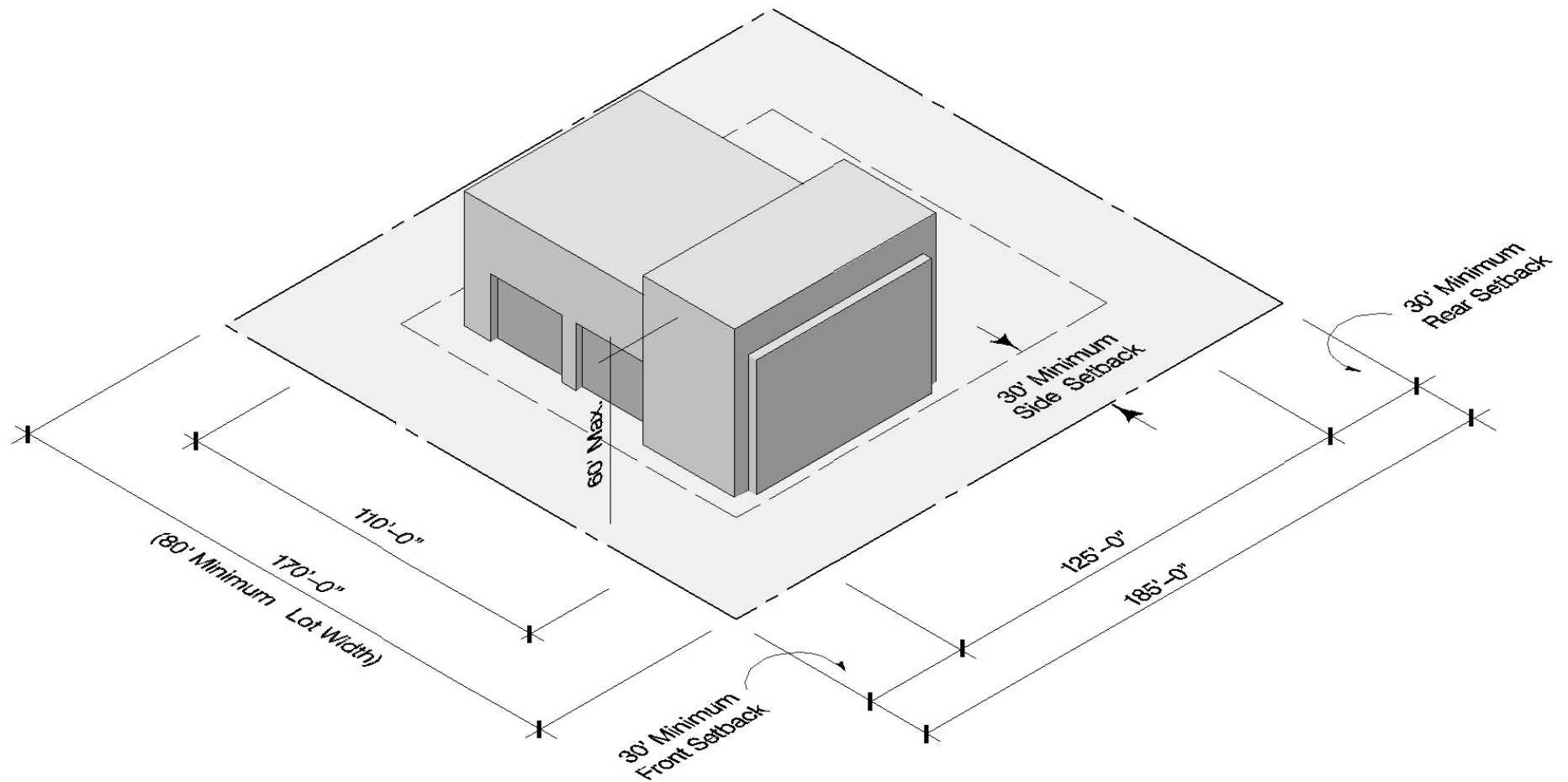
“D” Downtown



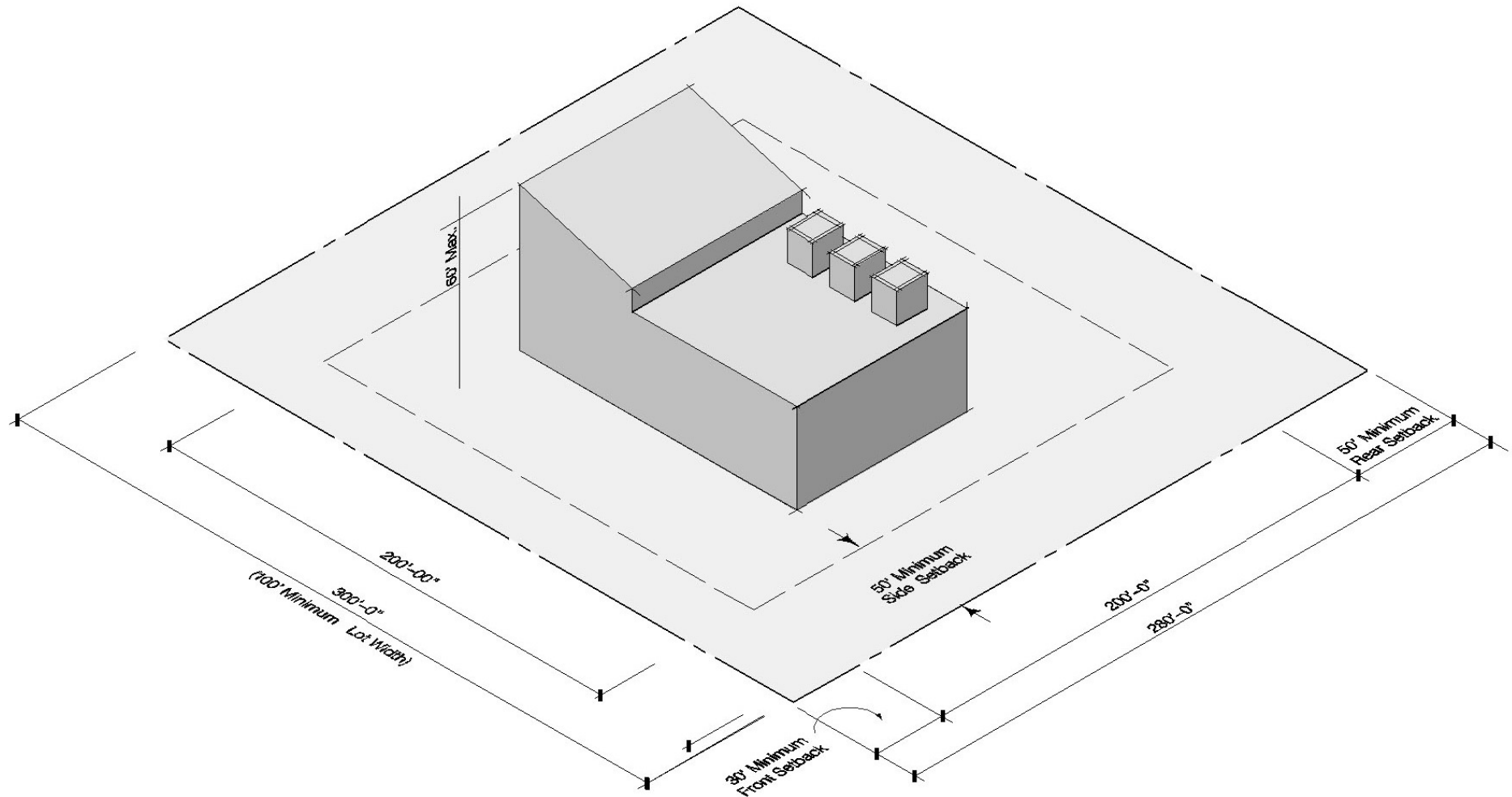
“L” Light Industrial



“I-1” General Industrial



“I-2” Heavy Industrial



Flex Districts

- Southside Initiative Community Plan
- Targeted to areas with < 30% development



Flex Districts

Districts

- “UD” Urban Development
- “RD” Rural Development
- “FR” Farm & Ranch
- “M₁” Industrial
- “RP” Resource Protection

Options

- Flexible Development Plan (FDP)
- Conservation Subdivisions

Flex Districts

- Site plans required
- Build-to lines
- Connectivity – no gated streets
- Building design
- Riparian buffers

Flex Districts – “UD” Urban Development

- Housing diversity (5+ acres)
- Single-Family
 - Driveway widths (12', 20' universal design)
 - Front porches (70% on block face, 8' depth on 50% of façade)
 - Build-to zone (15-20' without alley, 10-15' with alley)
- Multi-Family
 - 33 units/ac + 150/block on arterial, main street or boulevard
 - 15 du/ac + 15/block on collector/avenue
 - Entries oriented to street

Flex Districts – “UD” Urban Development

Category	Percent	Types
Single family	30-80%	10% from each: <ul style="list-style-type: none">▪6,000 – 10,000 sf lots▪5,000 – 5,999 sf lots▪4,000 – 4,999 sf lots
Other	20-70%	5% each of at least 3 of the following: <ul style="list-style-type: none">▪Duplexes.▪Triplexes or quadraplexes.▪Cottages.▪Zero-lot line or garden home.▪Townhouses.▪Dwellings above nonresidential space.▪Multi-family (4-15/building)

Housing diversity (5+ acres)

Zoning

Flex Districts – Commercial

- “UD”, “RD”
- 90,000 sf - 550' of major thoroughfare intersection
- < 90,000 sf – 850' of major thoroughfare intersection
- < 6,000 sf - - 200' collector intersection, no drive-throughs
- 15' maximum setback for main street, avenue, or local street

Flex Districts – “UD” Urban Development

- Housing diversity (5+ acres)

55% block face limit for duplexes, triplexes, quadraplexes, and/or multi-family units

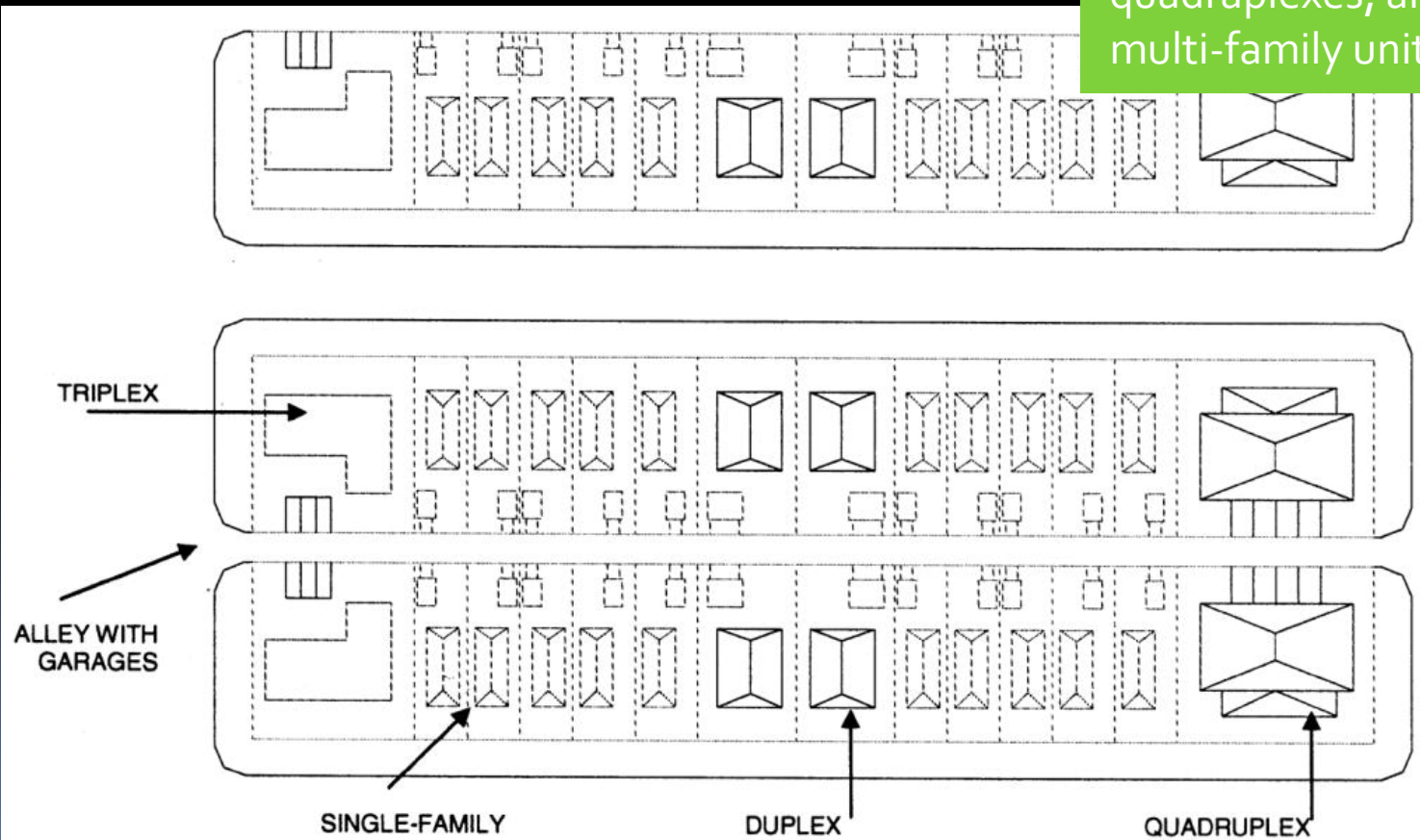


Figure 310.15-1

Dimensional Regulations

Zoning District	LOT DIMENSIONS						BUILDING ON LOT				BUILDING		
	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min)	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max)	Individual Building Size (max)	Building Size - Aggregate (max)
UD-Single-family	--	10,000	--	15	15	150	15	20	0	10	35/2½		
UD-Multi-family-15	--	--	15	50	50	--	15	20	5	10	35		15 units
UD-Multi-family-33			33	50	50		15	20	5	10			150 units
COMMERCIAL													
bldg>90,000		250,000				500	0	15	30	30			
bldg<90,000**				20			0	15	30	30			90,000
bldg<6,000**				20			0	15	30	30	25		6,000
RURAL DEVELOPMENT													
RD-Single-family	43,560		1	100	120		15		5	30	35/2½		
RD-Commercial													
bldg>90,000sf		250,000				500	0	35	30	30			
bldg<90,000sf				20			0	35	10	30	25		90,000
bldg<6,000sf**				20			0	35	10	30	25		6,000
FARM & RANCH													
FR-Single-family	25 acres		0.04				15		5		35/2½		
FR-AgCommercial	25 acres						15		5		35/2½		

Dimensional Regulations

Zoning District	LOT DIMENSIONS						BUILDING ON LOT				BUILDING		
	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min)	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max)	Individual Building Size (max)	Building Size - Aggregate (max)
MI-1				80	80		***		30	50	60		
MI-1<3,000sf				50			***		10	30			3,000
MI-1Villagecenter	2 acres			300			***		10	30			
MI-2				100	100		***		50	50	150		
MI-2<3,000sf				50			***		10	30			3,000
MI-2Villagecenter	2 acres			300			***		10	30			

Special Districts

- Address unique situations
- Unlike overlay districts, special districts replace standards and requirements of the base districts

Special Districts

- Districts carried over:
 - Planned Unit Development District ("PUD")
 - River Walk Districts ("RW-3")
 - Business Park District ("BP")
 - Entertainment District ("ED")
 - Sand and Gravel District ("SGD")
 - Quarry District ("QD")
 - Military Reservation District ("MR")
 - Neighborhood Preservation ("NP") Districts
 - Manufactured Housing ("MH") District

Special Districts

- New districts:
 - Mixed Use District (“MXD”)
 - Transit Oriented Development District (“TOD”)
 - Infill Development Zone (“IDZ”)
 - Master Planned Community Districts (“MPCD”)
 - Development Reserve (“DR”)
 - Form Based Zoning District (“FBZD”)
 - Arts & Entertainment Districts (“AE”)

Overlay Districts

- Use & compatibility issues which require use & development regulations in addition to those found in the underlying zoning districts
- Most restrictive standard applies

Overlay Districts

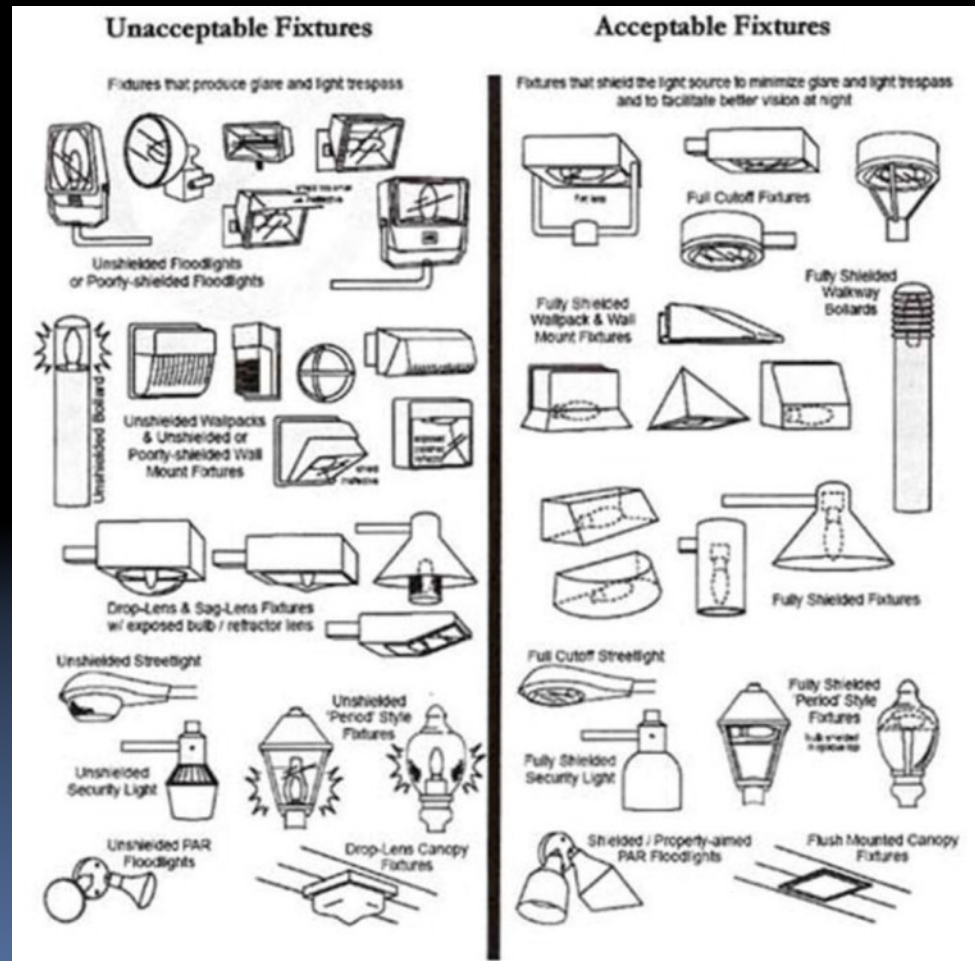
- Districts carried over:
 - Airport Hazard Overlay District (AHOD)
 - Edwards Recharge Zone District (ERZD)
 - Historic Districts and Landmarks
 - Military Airport Overlay District
 - Utility Conversion Districts

Overlay Districts

- New districts:
 - Neighborhood Conservation District (“NCD”)
 - Viewshed Protection (“VP”) Districts
 - River Improvement (“RIO”)
 - Urban Corridor
 - Corridor
 - National Highway System (“NHS”)
 - Military Lighting

Military Lighting Overlays

- 5 miles of Camp Bullis/Stanley, Randolph & Lackland AFB
- Full cutoff
- Foot-candle limits



Zoning

Conditional Zoning Districts

- Replaces Special Use Permit
- Processed in same manner as rezoning
- May be filed as amendment to zoning case
- Authorizes conditions

Conditions authorized

- Uses
- Screening / buffering perimeter
- Screening / location of dumpsters, mechanical systems, loading
- Landscaping for screening / buffering & ingress/egress control
- Lighting
- Height
- Setbacks
- Parking
- Ingress/egress
- Hours of operation (in / adjacent to residential districts)
- Signage
- Performance standards relative to: air pollution, noise, glare & heat, vibration, noxious odors, toxic & liquid wastes, fire and explosion, radioactivity, & EMR

Zoning

Specific Use Permits

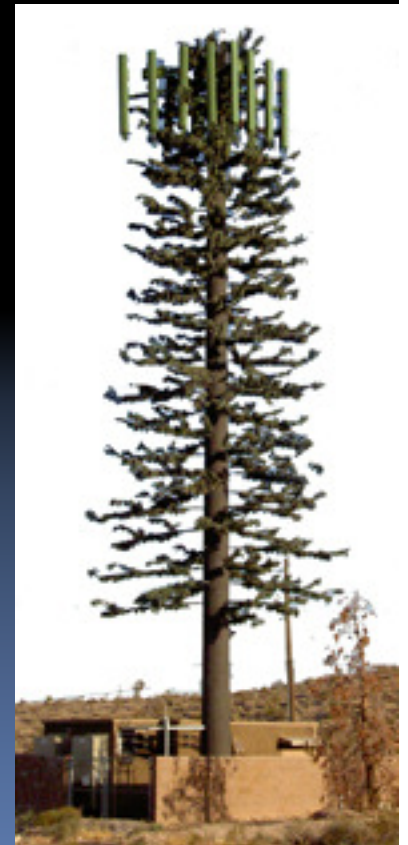
- Uses not generally permitted, but may under right circumstances & conditions be acceptable in certain specific locations

Supplemental Use Regulations

- Requirements which supplement use and dimensional restrictions of base zoning districts
- Examples:
 - Accessory Use Regulations
 - Accessory Dwellings
 - Affordable Dwelling Units
 - Bed and breakfast
 - Miniwarehouses
 - Mixed Use Buildings and Live-Work Units
 - Wireless communication systems

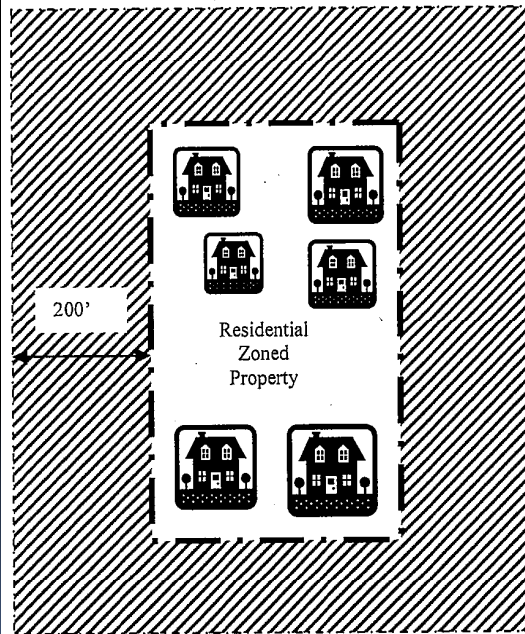
Wireless Communication Systems

- Permitted by right in non-residential districts (**Industrial "I-1" and "I-2" and Flex "M1-1" and "M1-2"**) & ROW
- Specific Use in Residential & when performance standards are not met
- Industrial uses get maximum fence heights in Art.5
- Stealth towers have same regulations



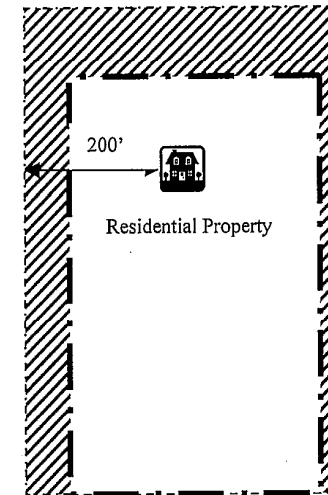
Wireless Communication Systems

Wireless Communications System in Non-residential Property Abutting Residential Zoned Property - 200' Tower Setback from Residential Zoned Property Boundary. 200' May Not Be Reduced By City Council.



WCS tower may not be placed in non-residential property within 200' measured from the boundary of a residential zoned district.

Wireless Communications System in Residential Property Abutting Residential Property - 200' Tower Setback from Residential Property. 200' May Be Reduced By City Council.



WCS tower may not be placed in residential property adjoining residential property within 200' of a residential use measured from the antenna support structure except as authorized by the City Council through the specific use authorization process.

Alternative Development Patterns

UDC ch. 2, 3

Manual pp. 14-23

Use Patterns

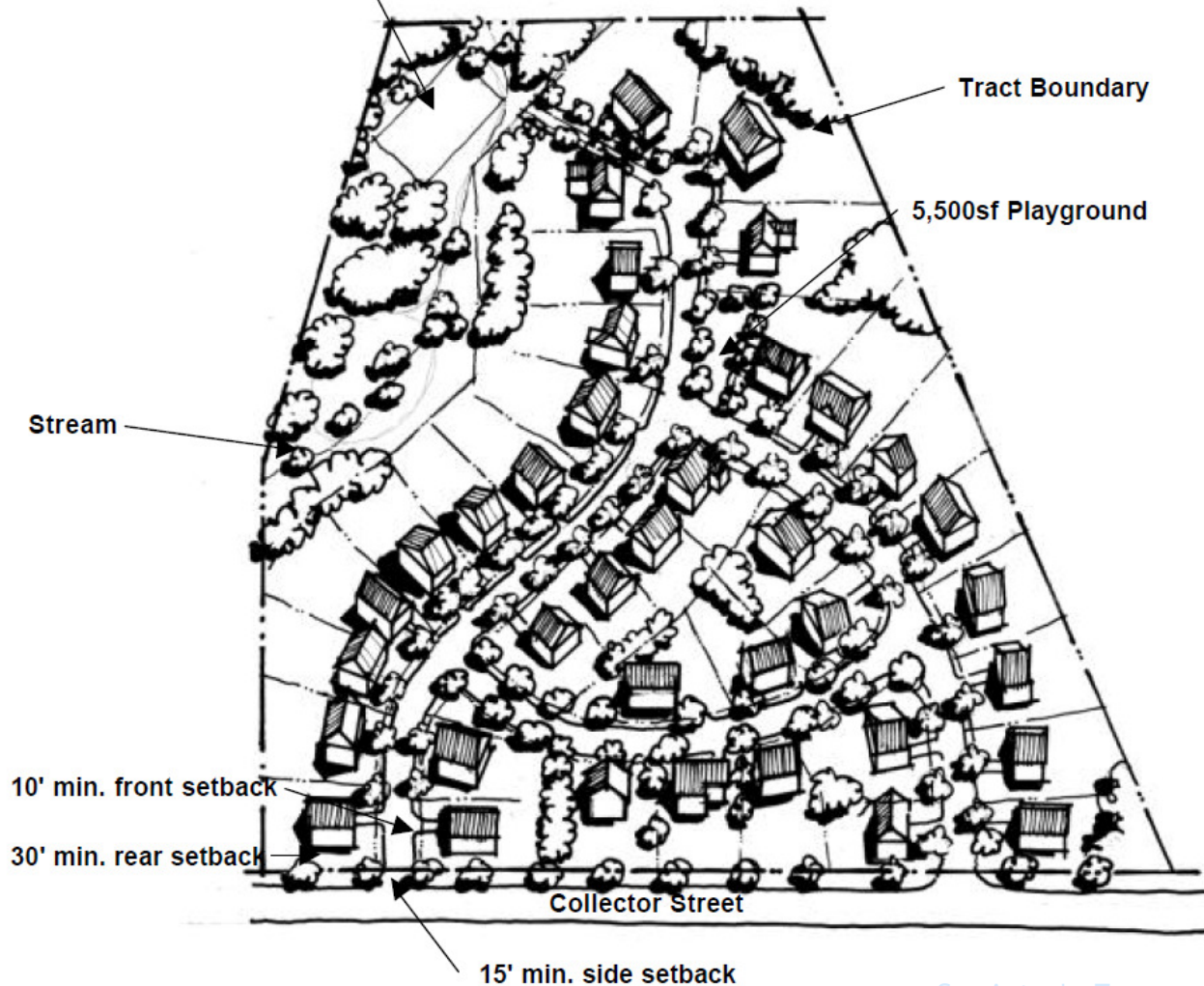
- Design templates for multiple-use developments
- Optional
- Parts of UDC not applicable (e.g., buffers for commercial retrofit, tree preservation for conservation)

Conventional Subdivision

- *Subject to all Article 3 & 5 standards*
- *Conventional street design*
- *Connectivity index = 1.2 (> 125 lots)*

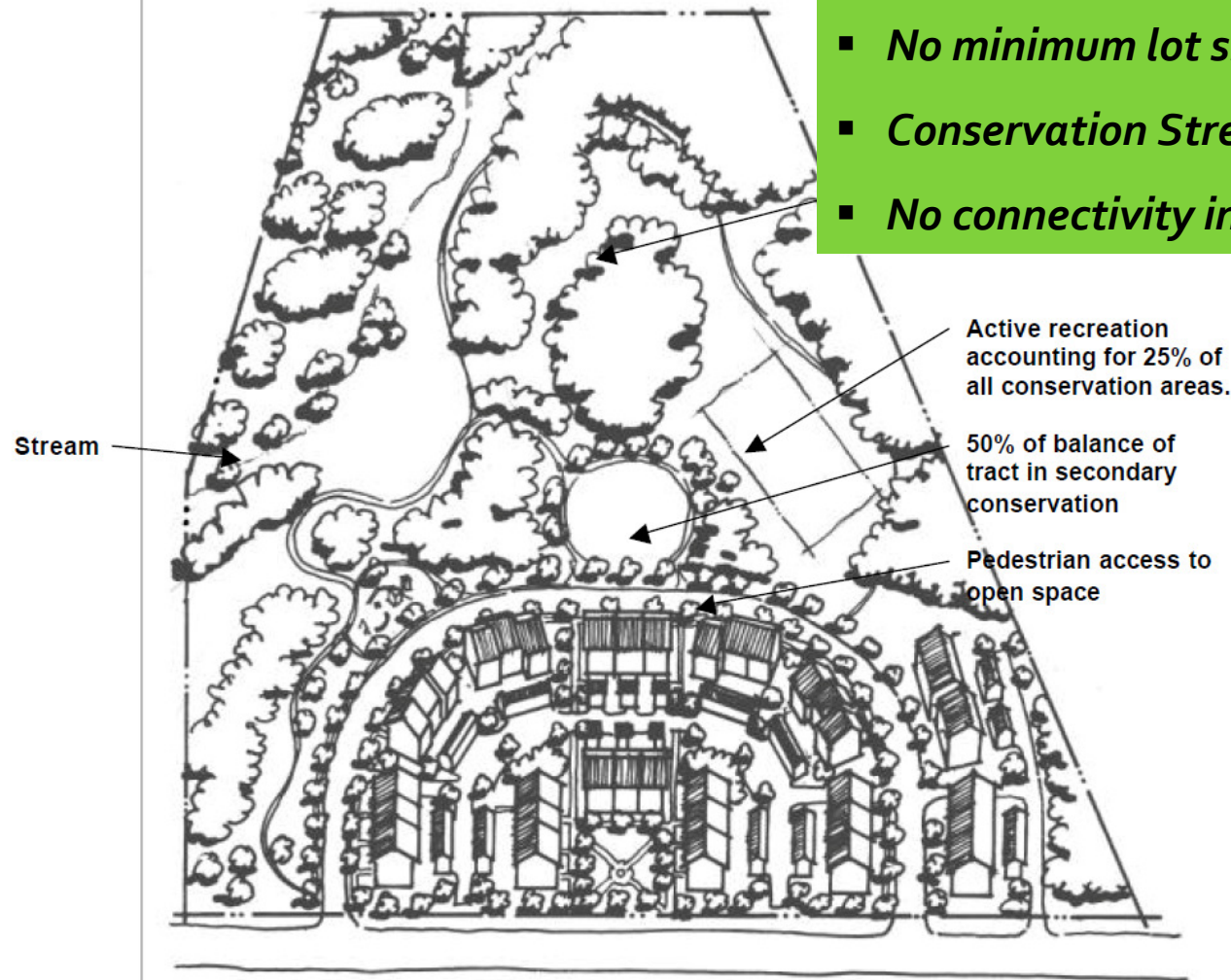
Tract Area: 9.25 acres

7,900sf Active Recreation



Conservation Subdivision

- $\geq 50\%$ open space
- No minimum lot size
- Conservation Streets
- No connectivity index



Conservation Subdivision (as applied to R-10 District)

37 units allowed at 4 units per acre
37 single family attached units shown

9.25 Acre Tract

3.25 Ac. primary conservation

3.00 Ac. secondary conservation

6.25 Ac. Total conservation

(1.56 Ac. Of total conservation to be active recreation)

3.00 Ac. in development

Flex Districts – Conservation Subdivision

- 5% / 5 acres can satisfy Parks/Open Space requirements

	Conservation Easement	Density
RD	50%	5
FR	75%	2

Example: 50 acres in “RD”. 50% conservation easement = 25 acres. Density on remaining 25 acres = 5 du/ac = $25 \times 5 = 125$ dus.



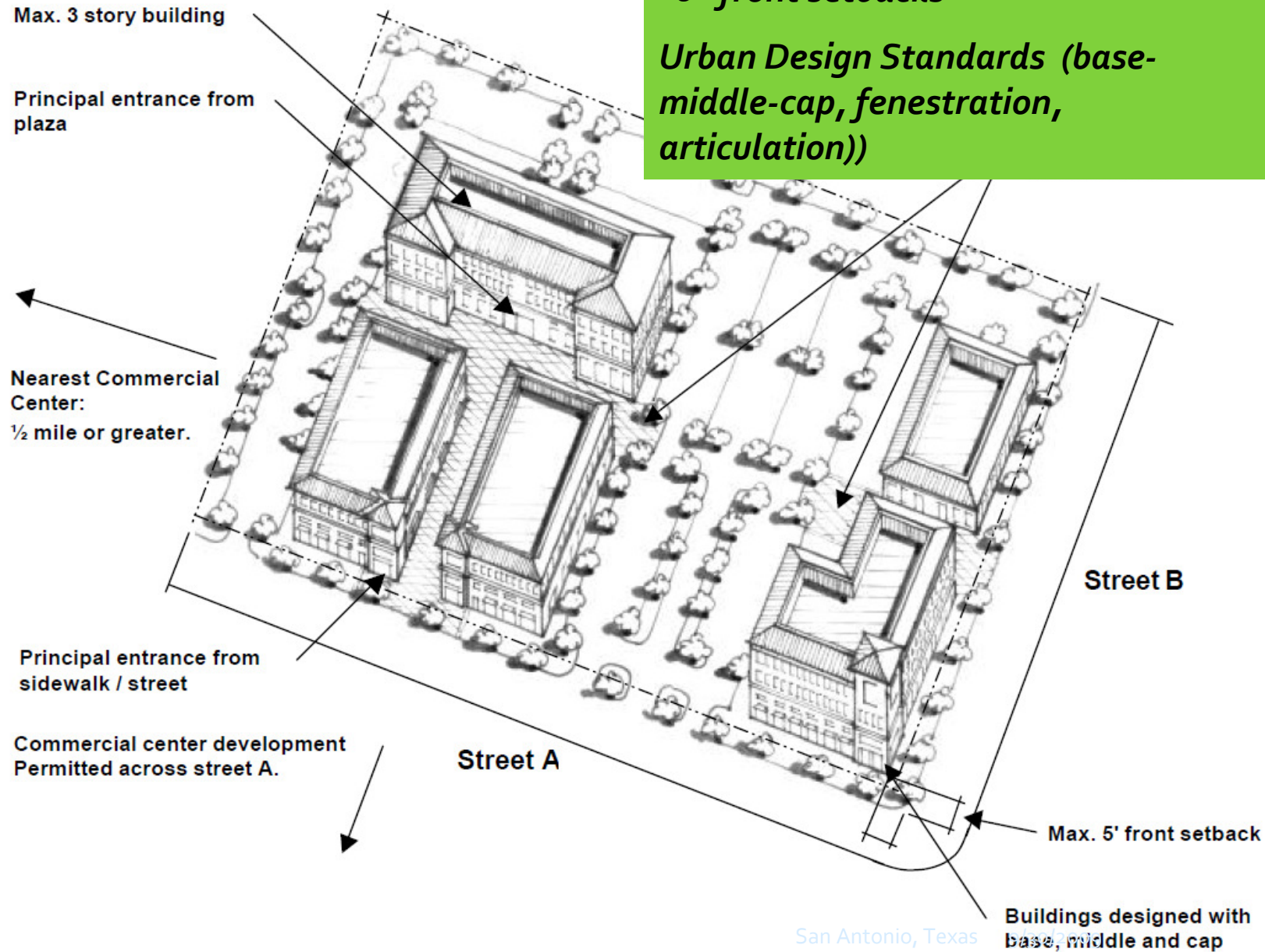
Zoning

Commercial Center

Permitted in most residential districts depending upon street location

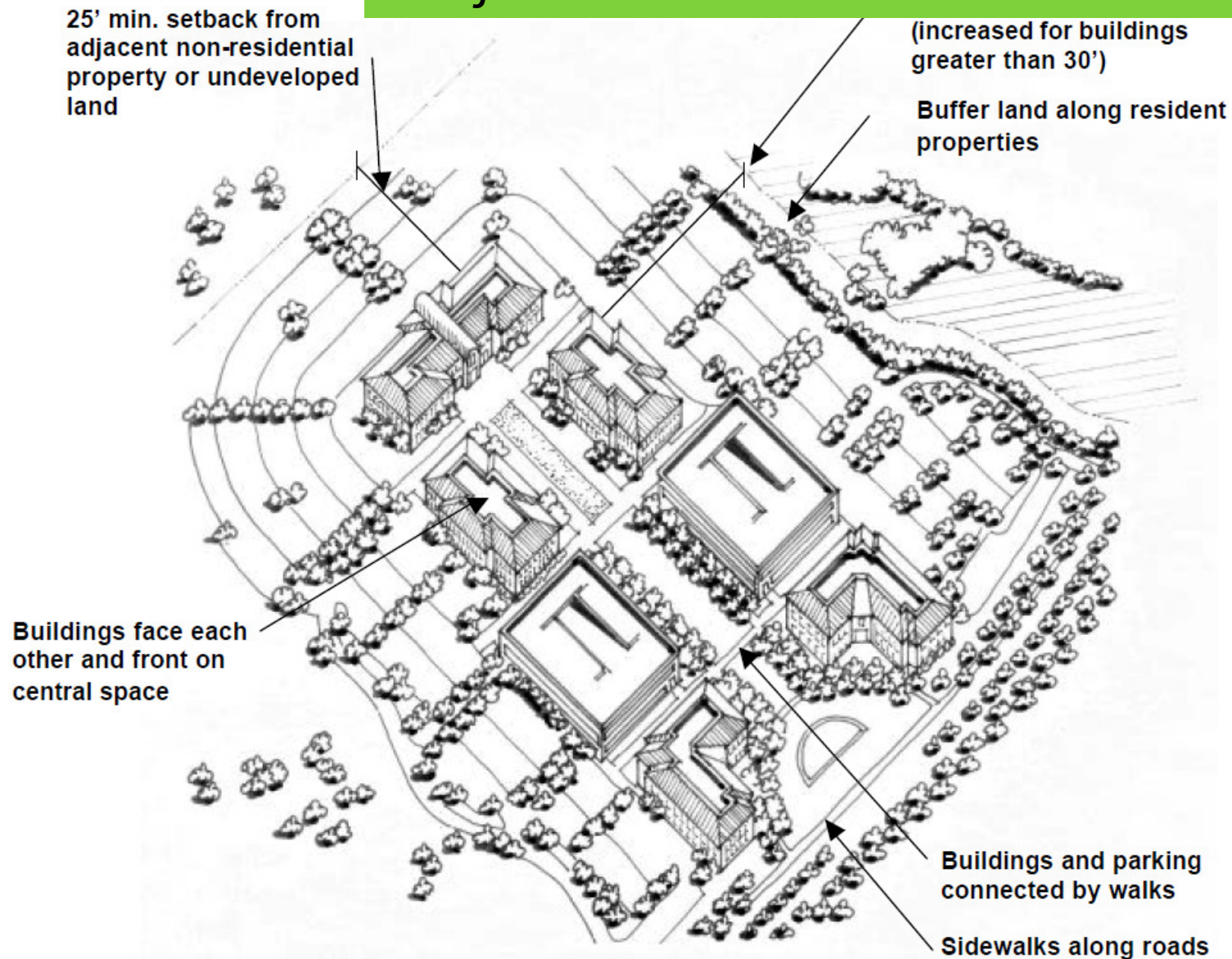
"o" front setbacks

Urban Design Standards (base-middle-cap, fenestration, articulation))



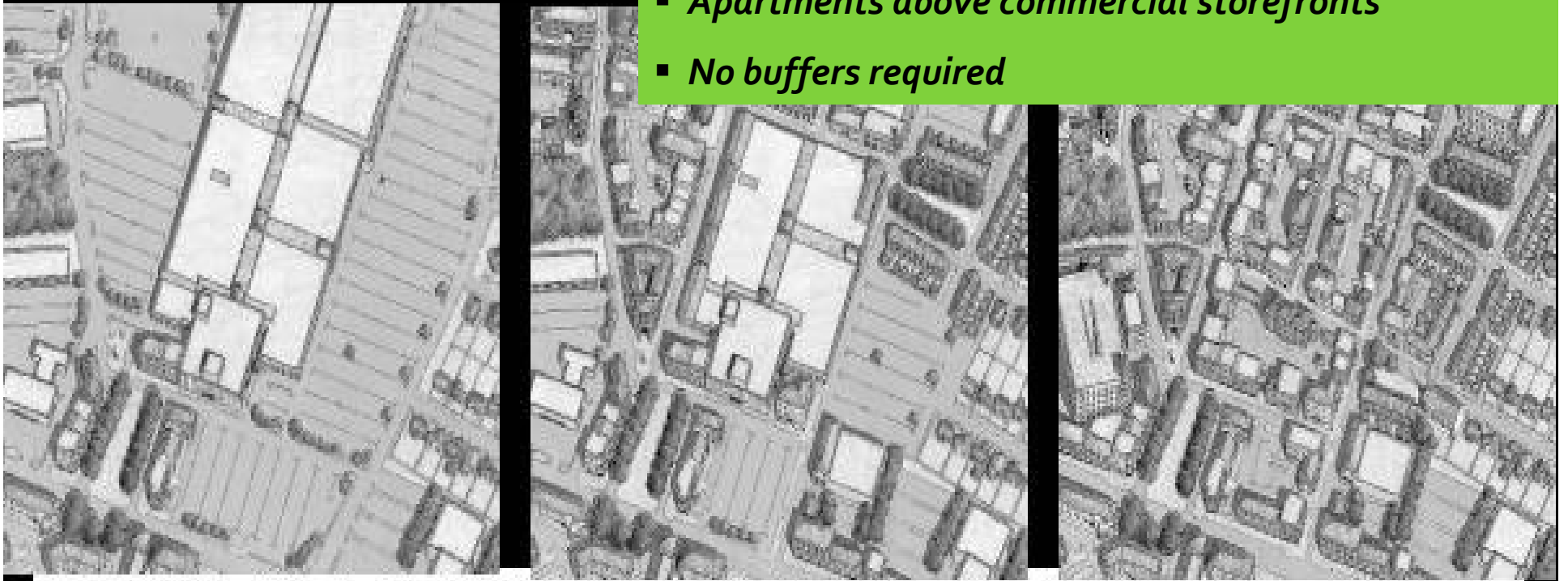
Office or Institutional Campus

- *Private open space*
- *Performance standards*



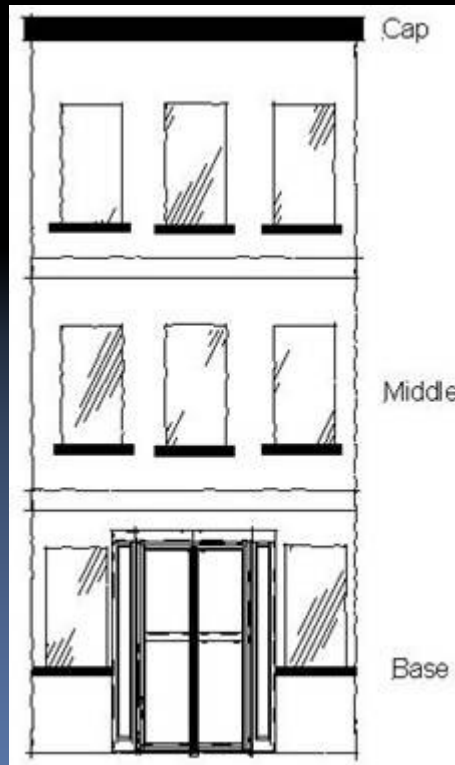
Commercial Retrofit

- *Development of commercial parking areas*
- *Apartments above commercial storefronts*
- *No buffers required*



Source: "Mall Over," Urban Land. Reprinted with permission from Urban Land Institute and Dover/Kohl & Partners, 5879 Sunset Drive, Suite 1, South Miami, Florida 33143.

Traditional Neighborhood



**Center +
Neighborhoods +
Parks & Open Space**

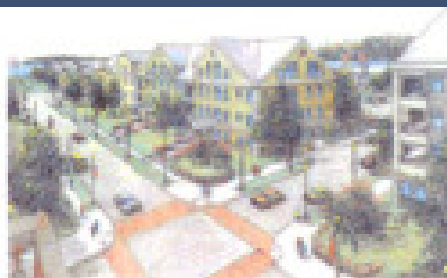
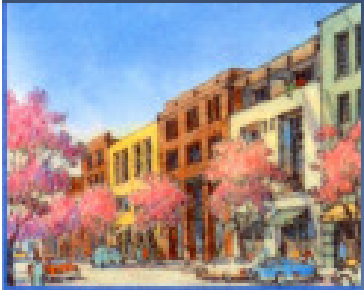
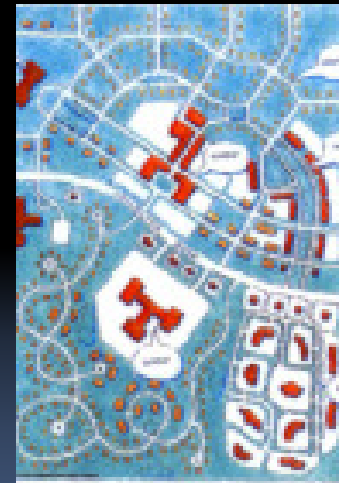
**Traditional street
design**

**Connectivity index =
2.0**

**Short blocks (< 400'
average)**

Flex Districts – Flexible Development Plan

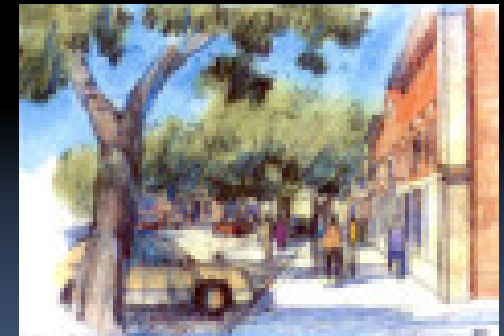
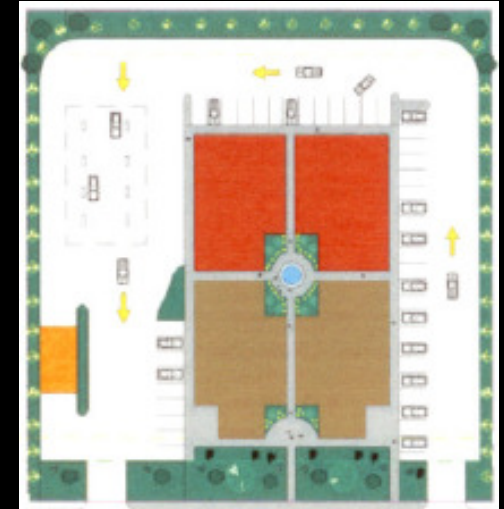
- UD, M1-2
- 20 acres
- Options:
 - TND
 - “MXD”D – all uses within $\frac{1}{4}$ mile
- PUD submittal



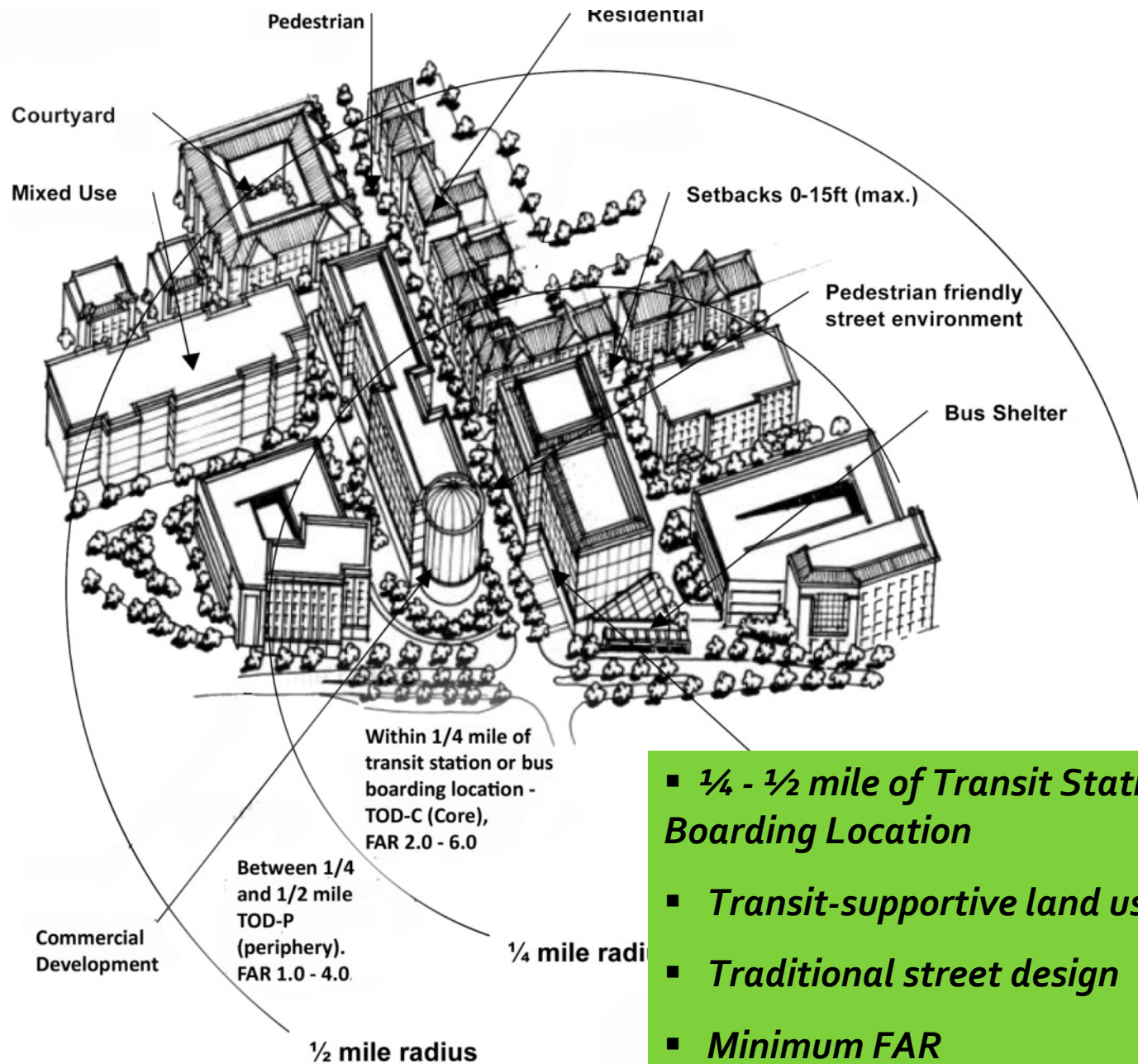
Zoning

Flex Districts – Village Centers

- Optional in FR, M1-1
- Outside radius of 45% of street between arterial-arterial intersection
- 2 acre minimum
- 300' frontage
- 3 individual buildings
- Pedestrian-oriented design



Transit-oriented Development (TOD)



- *1/4 - 1/2 mile of Transit Station or Major Bus Boarding Location*
- *Transit-supportive land uses (see Use Matrix)*
- *Traditional street design*
- *Minimum FAR*
- *No minimum parking within 500'; reduced in balance*

Form-Based Zoning

- Regional transects / sectors
- Zoning Site Plan => Master Development Pattern Plan
- Sector Analysis Report
- Frontage typologies
- Street design
- Sustainable design option point system



Form-Based Zoning

	SECTORS <u>CATEGORIES</u>	DEVELOPMENT <u>PATTERNS</u> <u>PLANS</u>
OPEN SPACE	S1 PRESERVE OPEN SPACE SECTORS	
	S2 RESERVED OPEN SPACE SECTORS <u>S</u>	
NEW DEVELOPMENT	S3 RESTRICTED GROWTH SECTORS	H ▶ HAMLET
	S4 CONTROLLED GROWTH SECTORS	H V ▶ HAMLET ▶ VILLAGE
	S5 INTENDED GROWTH SECTORS	V R ++ ▶ VILLAGE ▶ REGIONAL CENTER ▶ HAMLET
EXISTING NEIGHBORHOODS <u>INFILL DEVELOPMENT</u>	S6 INFILL SECTORS	IR IV <u>INFILL DEVELOPMENT</u> ▶ INFILL VILLAGE ▶ INFILL REGIONAL CENTER

Flexible Zoning

- Additional density / intensity where applicants exceed minimum requirements of ordinance
- 2 categories
 - Density bonus: on-site
 - Transfer of development rights (TDR): off-site

Flexible Zoning: Density Bonus

- Incentive items:
 - Open space
 - Redevelopment
 - Retail Site Design
 - Affordable Housing: Very Low Income
 - Affordable Housing: Low Income

Flexible Zoning: Density Bonus

Example of Parks/Open Space Density Bonus

bonus per acre	4
Subdivision Size in acres	50
right-of-way (30% assumed)	15
net acres (prior to open space dedication)	35

Conventional Subdivision Formula:

$$BD = [(NA \div MLS) + (AOS \times 4)] \leq [(NA \div MLS) \times C]$$

where: BD = total permissible dwelling units with bonus, NA = net acreage (adjusted for ROW but not open space), MLS = min. lot size, AOS = additional open space x permitted density, C = cap on density from Table 360-2

Zoning	min lot size	total permitted dwelling units	min open space dedication (acres)	additional open space dedication (acres)	Permitted Density	earned bonus units	Total + Bonus Dwelling Units	allowed units with 20% cap	Adjusted net acreage	effective lot size	% of district min lot size	effective gross density
RE	43,560	35	0.5	2	1	8	43	42	33	33,707	77%	0.8
R-20	20,000	76	1.1	2	1.4	11	87	91	32	15,899	79%	1.8
R-6	6,000	254	3.6	2	7	56	310	305	29	4,196	70%	6.1
R-5	5,000	305	4.4	2	9	72	377	366	29	3,410	68%	7.3
R-4	4,000	381	5.4	2	11	88	469	457	28	2,624	66%	9.1

Min lot size ÷
net acres

Permitted
units ÷ 70

See Table
310-1

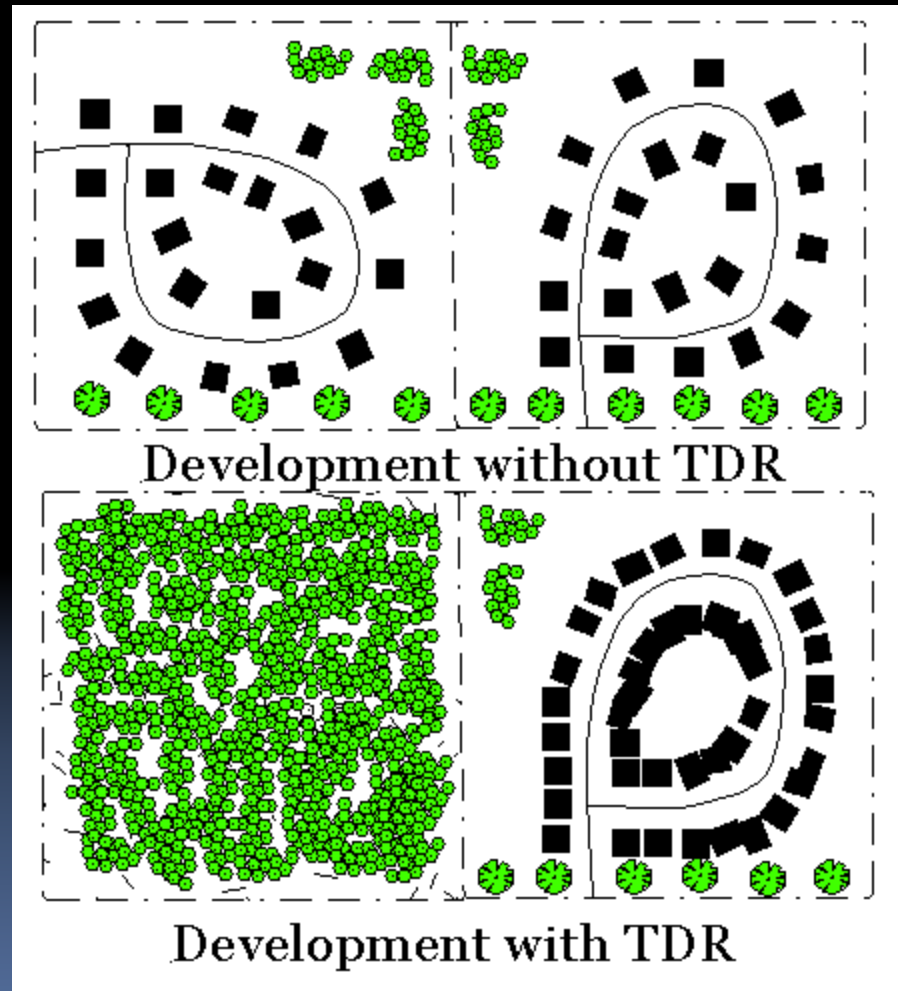
AOS x
density x 4

Subtracts
ROW and
open space

Net acres /
total units
permitted

Transfer Development Rights

- Sending areas
 - Critical areas
 - Agricultural preservation
 - Transportation corridors
- Receiving areas
 - TND
 - TOD
 - IDZ



Transfer Development Rights – proposed amendments

- Sending areas
 - Expand sending areas to Medina, or Uvalde County if within the Edward's Aquifer Recharge or Contributing Zones
 - Increase TDR credits to increase incentives to sending areas to participate
- Expand receiving districts
 - Expand receiving districts
 - Adjust TDR credit calculation
- Define TDR credits and how to calculate eligible TDR credits for sending areas and receiving districts
- Part of a rezoning request to attribute TDR credits
- TDR bank

Procedures

UDC ch. 4, 8, B, C
Manual pp. 24-31, 125-
162

Processes

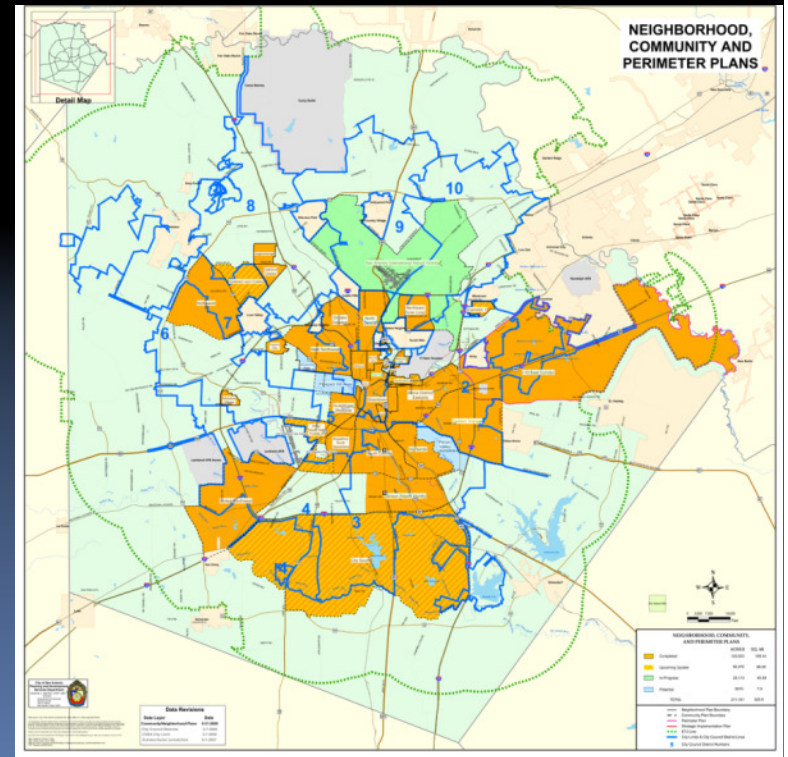
- Basic Process
- Types of procedures
 - Legislative
 - Quasi-judicial
 - Ministerial

Procedures

Type of notice	Amendments to Master Plan	Rezoning	Master Development Plan	Appeals to Board of Adjustment	Variances From and/or Granting of Special Exceptions by the Board of	Subdivision Plat, Major	Subdivision Plat, Minor	Certificate of Appropriateness	Permits, Orders or Approvals not Mentioned Requiring Public Hearing	Request for Demolition of a Historic Landmark or Potential Historic Landmark
Publication: Publication in an official newspaper of general circulation before the 15th day before the date of the hearing.	*	*	--	10 days	*	*	--	--	*	--
Mail: Written notice of the public hearing shall be sent.	--	*	*	*	*	*		--	*	*
Internet: Post a copy of the notice on the city's Internet website until the proceeding has been completed.	*	*	*	*	*	*	*	*	*	*
Signage: Post a sign on the property subject to the application. Signs to be installed and provided by the city	--	*	--	--	--	--	--	*	--	*

Neighborhood Planning

- Purpose
- Neighborhood registration
- Citizen Participation Plan
- Plans Process
 - Neighborhood
 - Community
 - Perimeter



Master Development Plan

- Applicability

- Multi-Phased (required)
- Size / upzoning (optional)

1. 50+ residential dwelling units
2. 101+ vehicle trips per peak hour
3. 5+ acres for nonresidential use in a mixed-use development
4. 2+ nonresidential lots on 5+ acres
5. Rezoning from residential to nonresidential or higher density zoning district

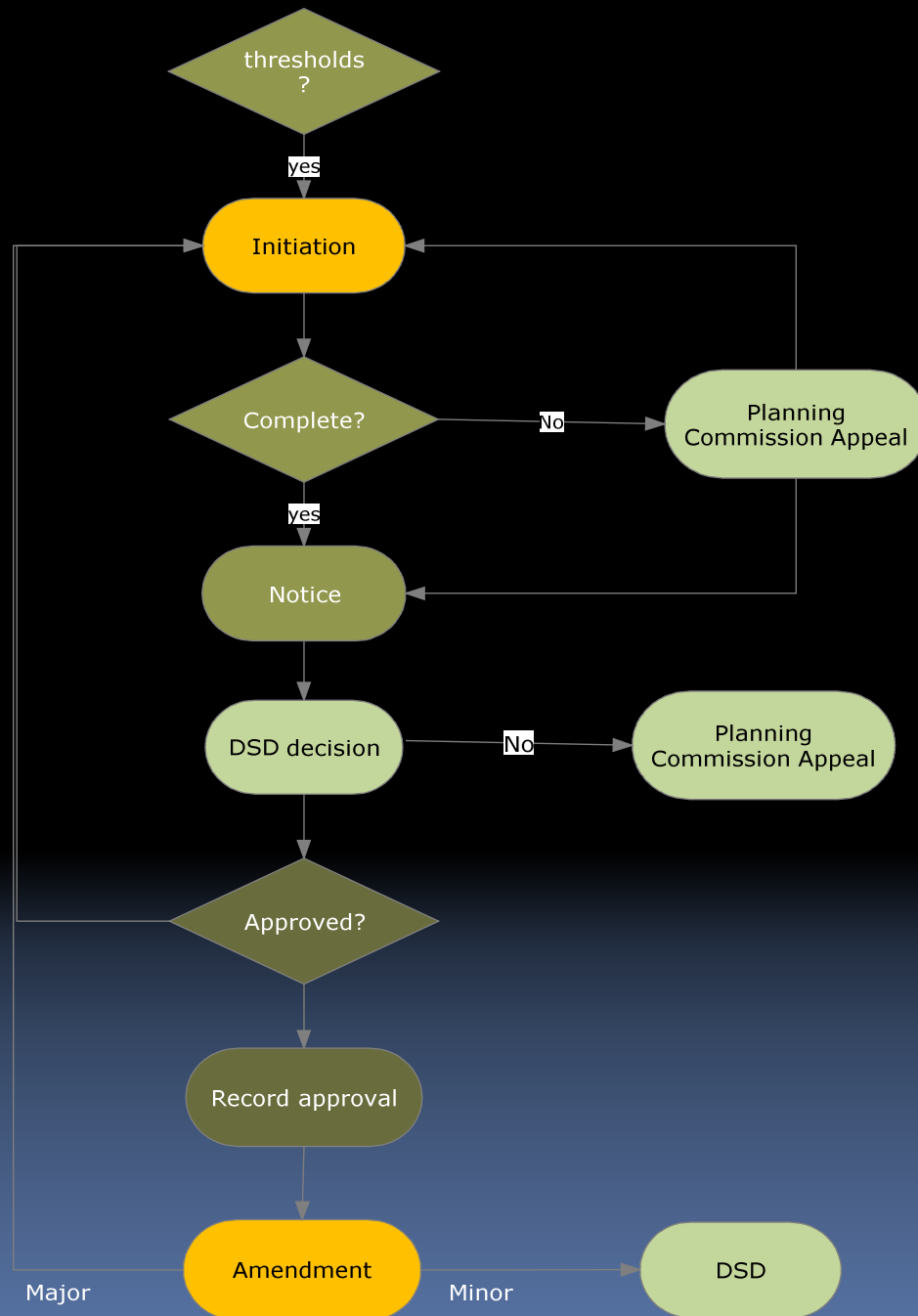
Master Development Plan

- Director approves
 - PUD Plans approved by Planning Commission
- Appealable to Planning Commission
- Active
 - Plat within 24 months
 - 50% net area platted within 10 years
 - Next 50% 10 years after initial 50%

Master Development Plan

Validity:

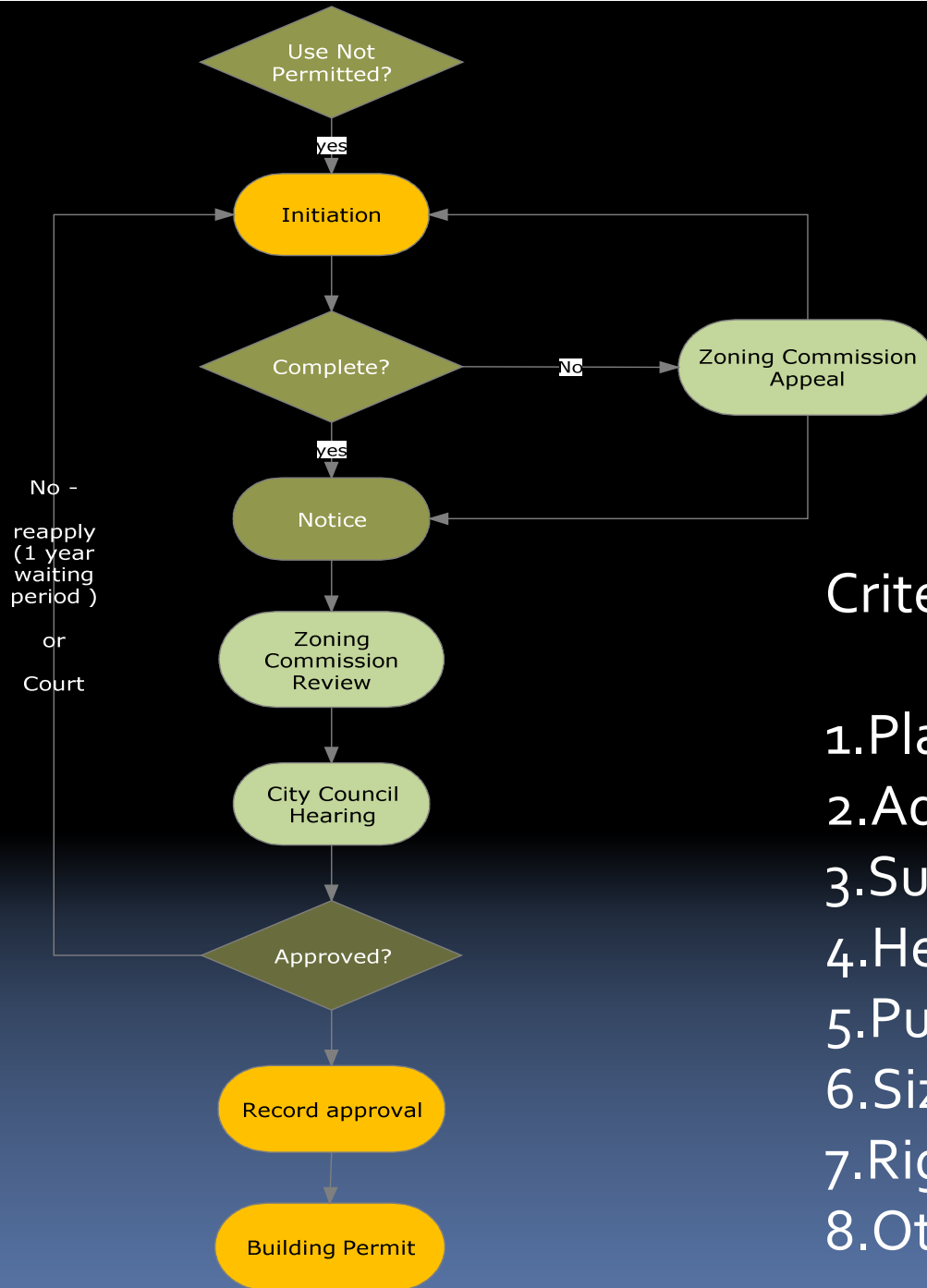
1. Plat 24 months + recorded 36 months + 20 acres/8% or \$.5M (< 500 acres) / \$1M (1000 acres)
2. 50% final platted in 10 years



Zoning

- Legislative
 - Annexation / Development Reserve
 - Text Amendment
 - Rezoning
 - Conditional Zoning District

Rezoning



Criteria:

1. Plan Consistency
2. Adverse Impacts (mixed use)
3. Suitability as Presently Zoned
4. Health, Safety and Welfare
5. Public Policy
6. Size of Tract
7. Right-of-Way Dedication
8. Other Factors

Zoning

- Specific Use
- PUD Plans
- Ministerial Permits

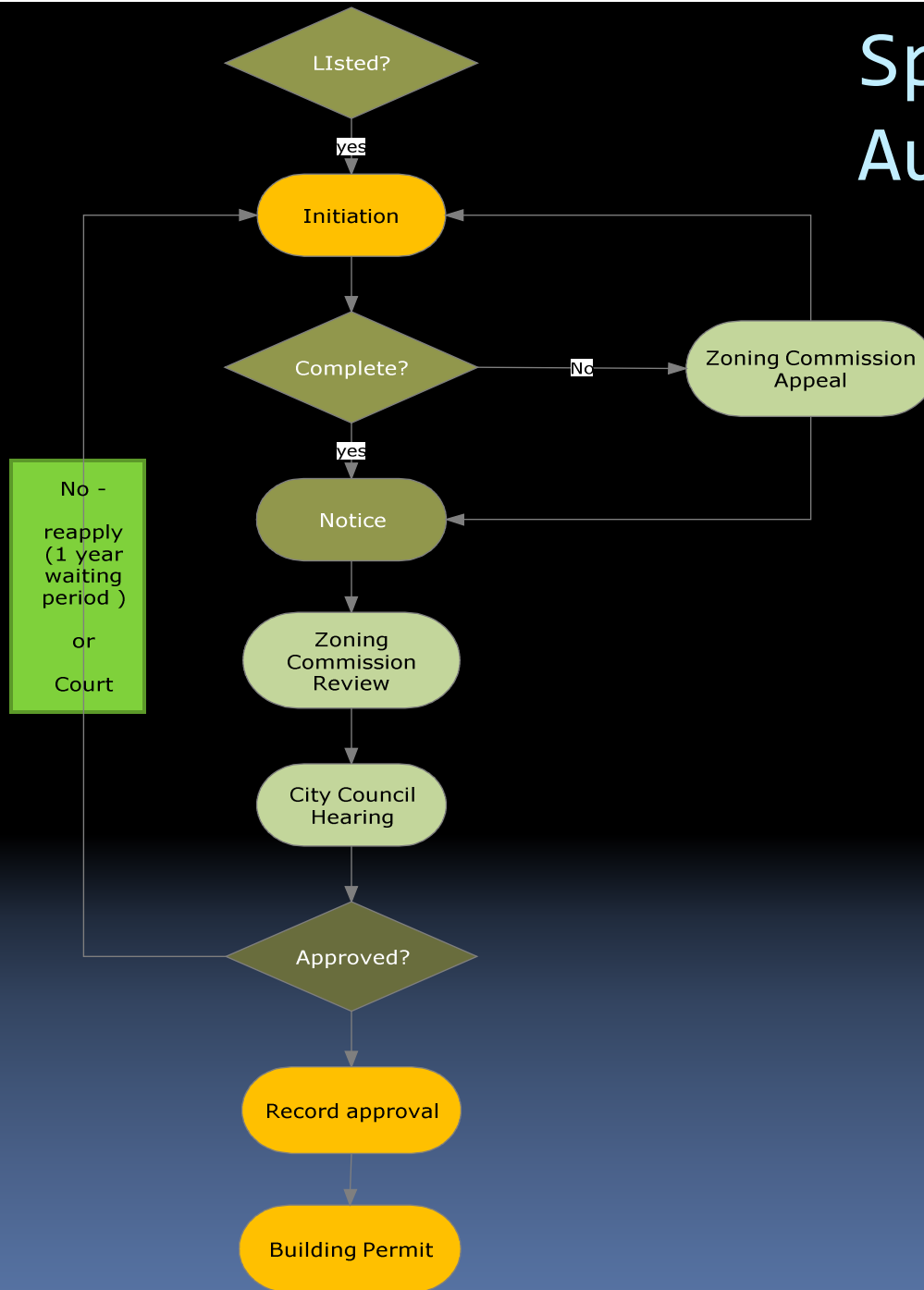
Procedures

Specific Use Permits

- Uses not generally permitted, but may under right circumstances & conditions be acceptable in certain specific locations
- Recommendation by Zoning Commission & Approval by City Council
- Discretionary hearing
- Conditions

Procedures

Specific Use Authorization



Procedures

Procedures - Platting

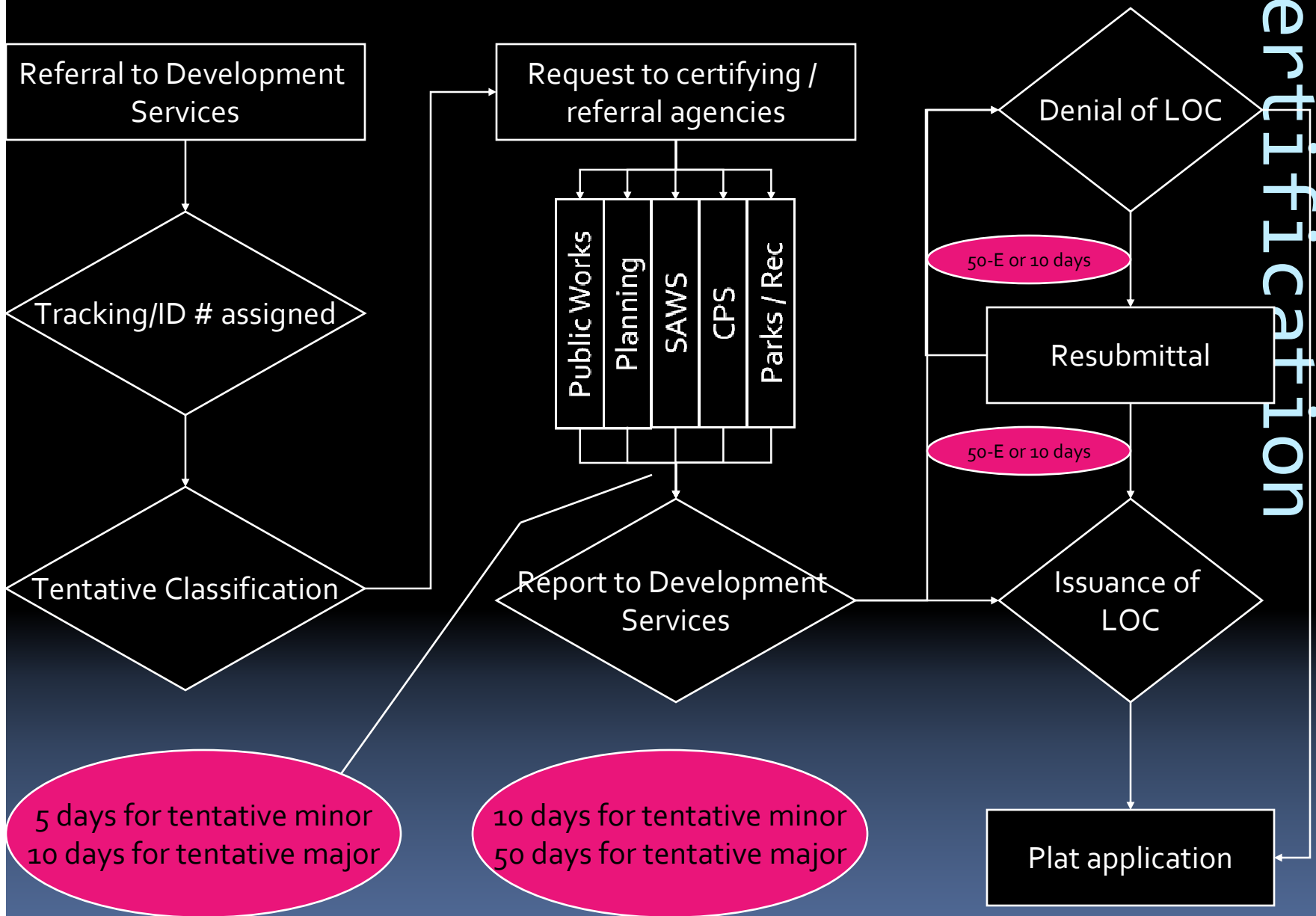
- Major v. minor
- Exceptions
- Certificates of determination
- Letters of certification (LOC)

Letters of Certification

- Required for plat application submittal
- Valid for 9 months
- If LOC denied, may submit plat application but:
 - Action required before application
 - Plat may be denied

Letters of

Certification

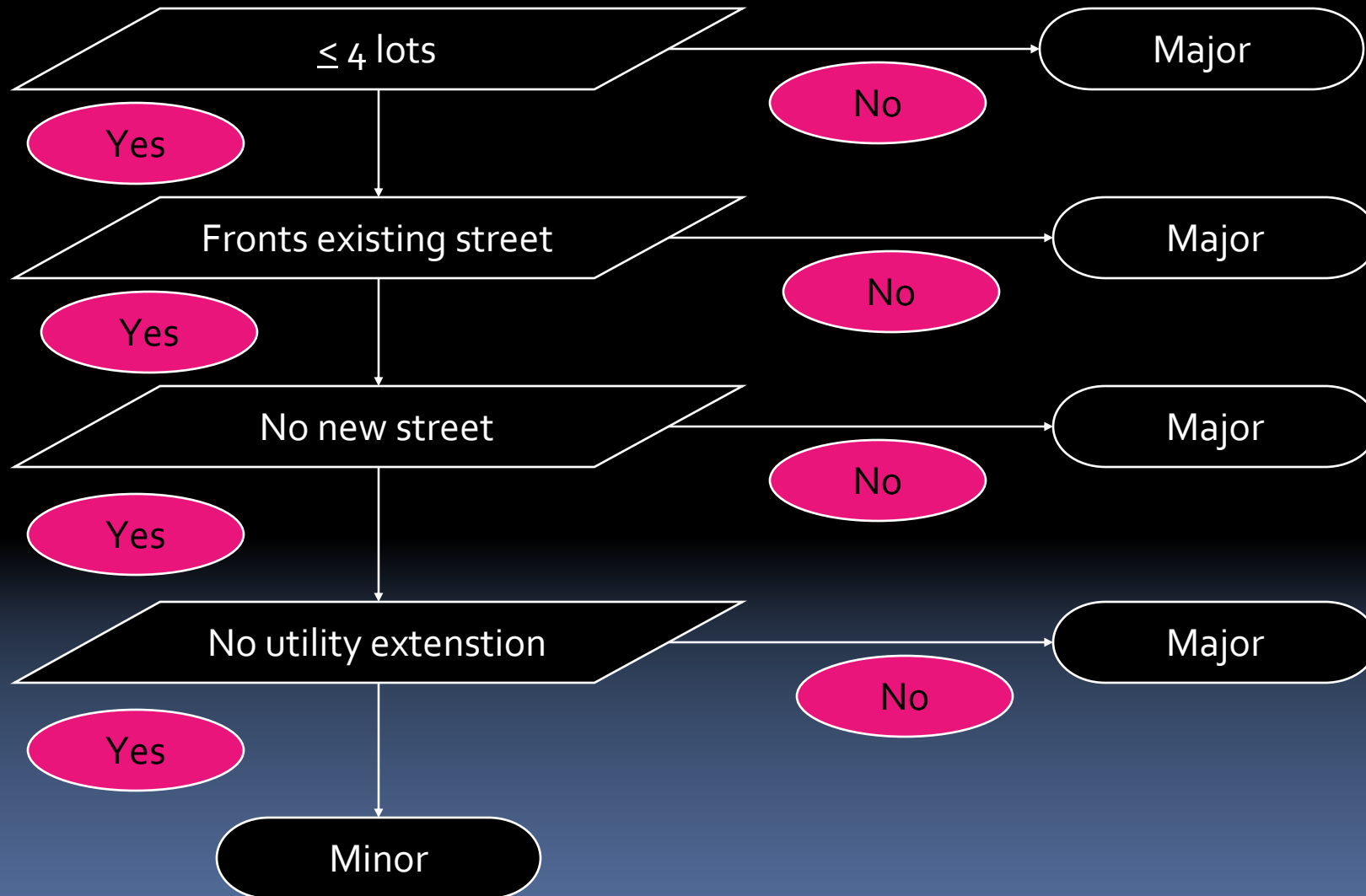


Plats

- Major v. minor
- Exceptions
- Certificate of Determination

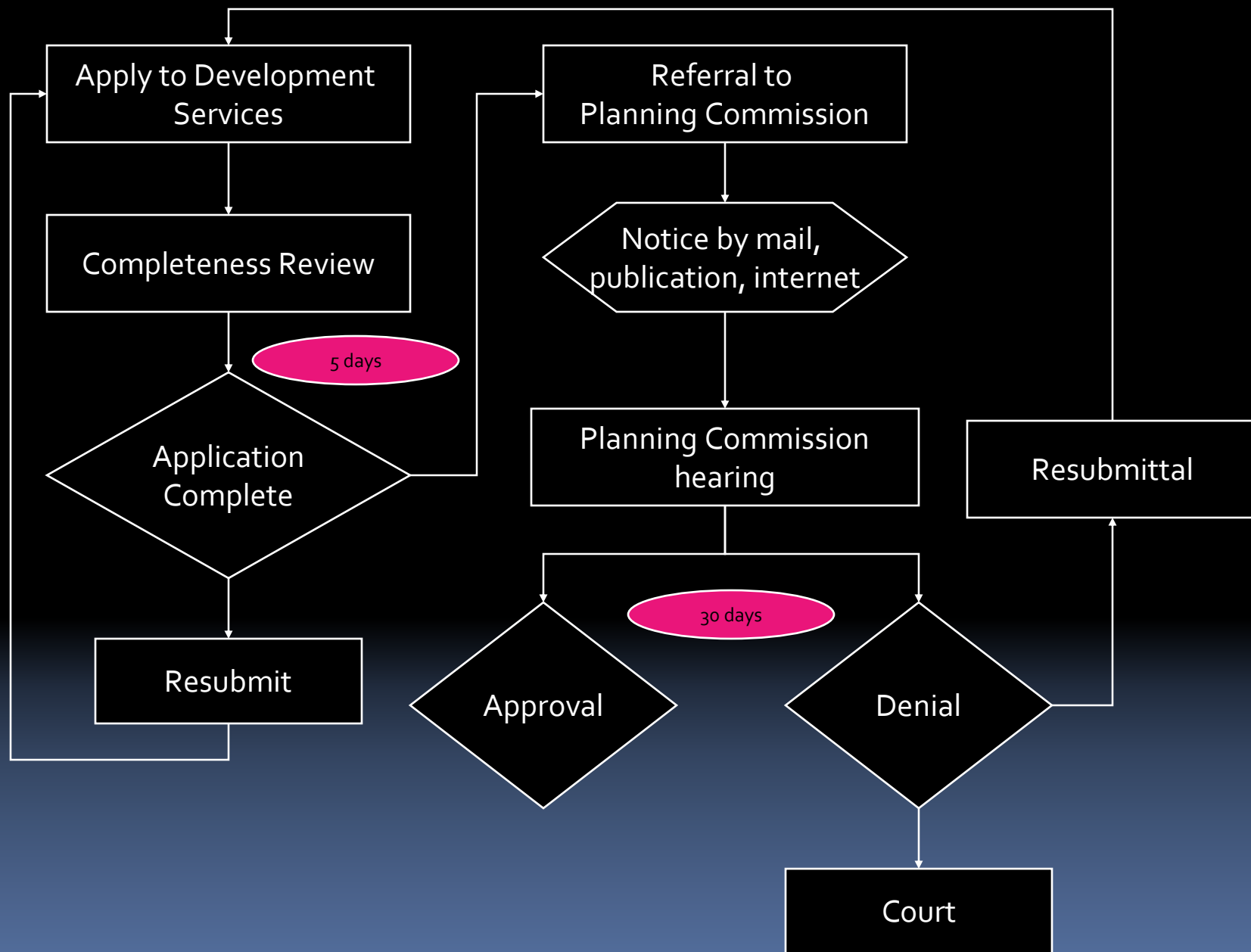
Procedures

Plat Classification

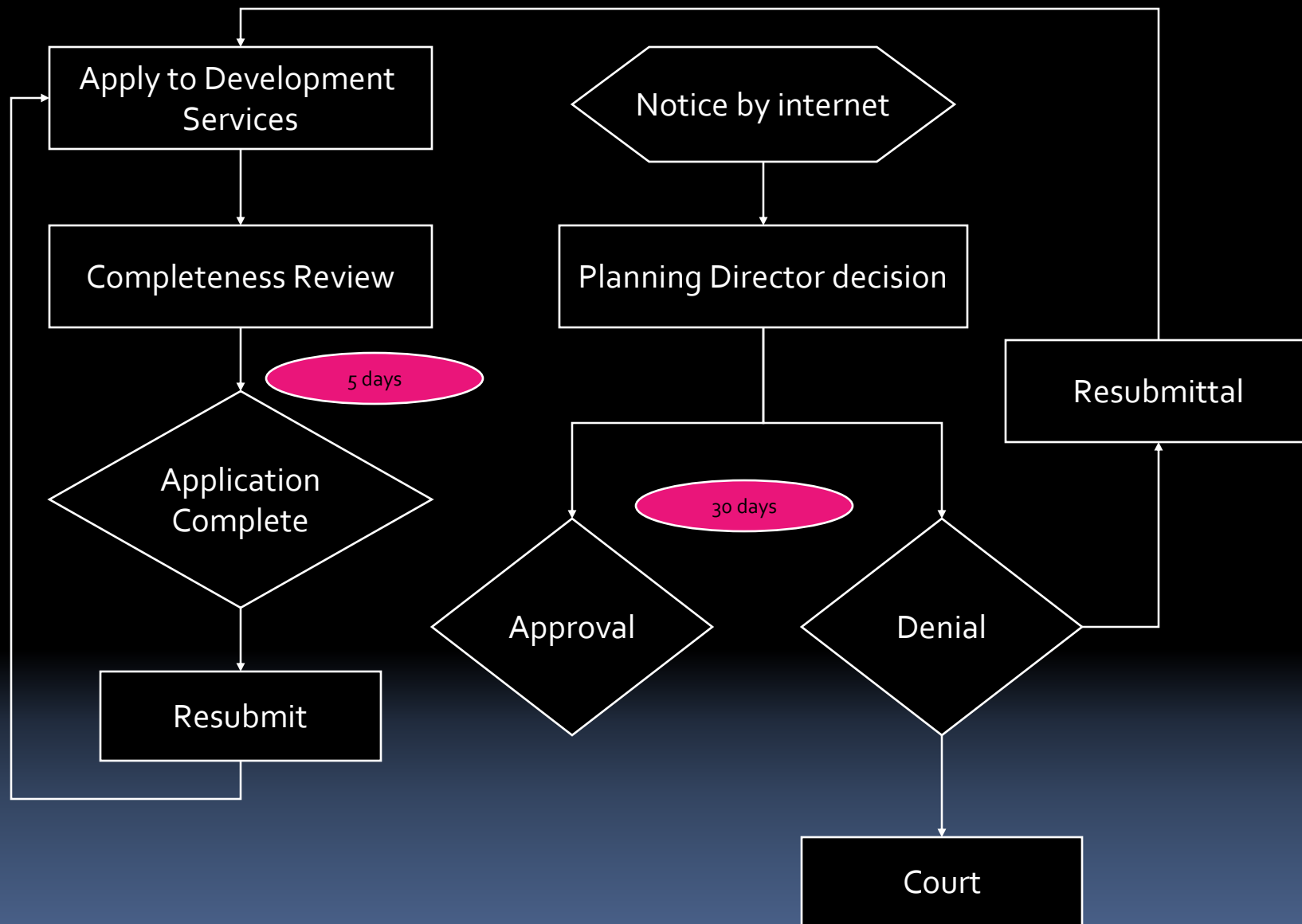


Procedures

Plat Review - Major or Minor with variance or replat



Plat Review -Minor



Development Plat

- Required where:
 - Not required to subdivide
 - No plat exceptions apply
- Exception
 - > 5 acres
 - Access to ROW via public street, private street, or irrevocable ingress/egress
 - No public dedication required
- Approval process same as minor plat

Plat Deferral

- Applicability
 - No PUD, replat, variance, rezoning
 - No floodplain, ERZD, encroachment, ROW vacation
 - All lots with frontage
 - Existing utilities
- Plat within 180 days

Performance Agreements

- Types
 - Performance bond
 - Trust agreement
 - Letter of credit
 - Cash or cashier's check
- Time extensions (430(f))
 - Sidewalks = 3 years
 - Other = 1 year + 75% complete

Vacation & Amendment

- Owner-initiated
- Replat without vacation
- Antiquated plats
- Replats subject to low-density zoning
- Amendment may be processed like minor plat

Procedures

Appeals

- Decisionmaking agency = Board of Adjustment
- Automatic stay
- Quasi-judicial hearing
- 75% to reverse staff

Procedures

Variances & Exceptions

Zoning

- Board of Adjustment
- Special conditions + unnecessary hardship
- Waiting period

Subdivision

- Planning Commission
- Public interest

Administrative Exceptions

- Staff
- Master Plan
- Public health and safety

Procedures

Fees

- Established in Appendix C
- Funds earmarked to processing
- Funds restricted to amounts needed for processing

Procedures

Tomorrow

- Development Standards
- Enforcement
- Vested Rights/Nonconformities
- Wrap-Up

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